

**Property Address:** 490 Upper Edward St, Spring Hill  
Ground Floor, Tenancy – Suite 01

**Availability:** 01/08/2020 (Inspections by Appointment Only)

**Floor Area:** 104sqm

**Rental rate:** \$295/sqm PA Net + Outgoings + GST  
\$411/sqm GROSS + GST

**Annual rental:** \$30,680.00 PA Net + Outgoings + GST  
\$42,744.00 PA GROSS + GST

**Estimated Outgoings (2020-2021):**

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$116/sqm approx.

**Car Parking:**

Car parking is available by negotiation at market rates.

**Access required:**

Contact John De Martini Jnr 0412 669 698, or Property Management  
Sally Collins 0401 258 547 email: [property@demartini.com.au](mailto:property@demartini.com.au)

**Other:**

- City fringe
- Refurbished foyer & lifts
- Close proximity to Central Station
- CCTV cameras installed throughout the building (incl carpark). Random security patrols after hours to ensure tenancy & building doors are secure.
- Fibre optics in process to the building.
- New 'end of trip' facilities
  - Unisex showers
  - Secure bike racks

