

**Property Address:** 490 Upper Edward Street, Spring Hill  
Level 4, Tenancy 1

**Availability:** from 01/08/2020 (**Inspection by Appointment only**)

**Floor Area:** 115sqm

**Rental rate:** \$325/sqm PA plus Outgoings plus GST (**\*as is**)  
**\$360/sqm once small refurb is completed**

**Annual rental:** \$37,375.00 PA plus Outgoings plus GST

**Estimated Outgoings:**

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 Sally Collins Property Management 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 soon to be run into the building.
- New 'end of trip' facilities
  - Unisex showers
  - Secure bike racks

