

Property Address: 490 Upper Edward St, Spring Hill
Level 2, Tenancy – Suite 02B

Availability: Now

Floor Area: 78sqm

Rental rate: \$448/sqm NETT + Outgoings + GST
\$565/sqm GROSS + GST

Annual rental: \$34,944 NETT + Outgoings + GST
\$44,070 GROSS + GST

Estimated Outgoings (2022-2023):

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$117/sqm approx.

Car Parking:

Car parking is available by negotiation at market rates.

Access required:

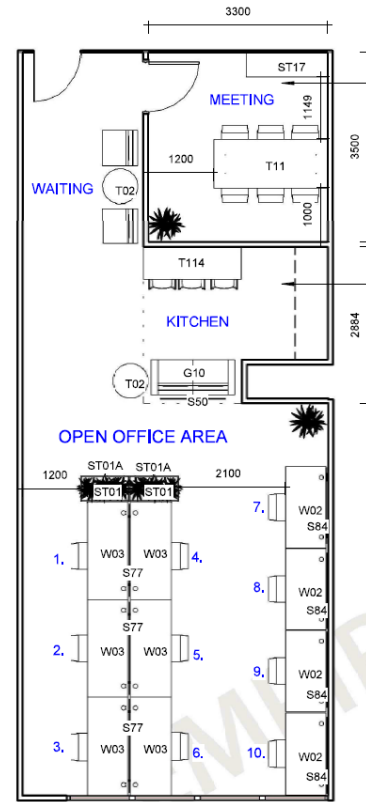
Contact Sally Collins (Property Manager);

Mobile: 0401 258 547 Email: property@demartini.com.au

Or John De Martini Jnr 0412 669 698

Other:

- City fringe
- Refurbished foyer & lifts
- Close proximity to Central Station
- CCTV cameras installed throughout the building (including 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



1 FURNITURE LAYOUT

