

Property Address: 490 Upper Edward St, Spring Hill
Level 7, Tenancy – Suite 02

Availability: Now

Floor Area: 176sqm

Rental rate: \$410/sqm Net + Outgoings + GST (Year 1)
Annual rental: \$72,160 Net + Outgoings + GST (Year 1)

Estimated Outgoings (2021-2022):

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$115/sqm approx.

Car Parking:

Car parking is available by negotiation at market rates.

Access required:

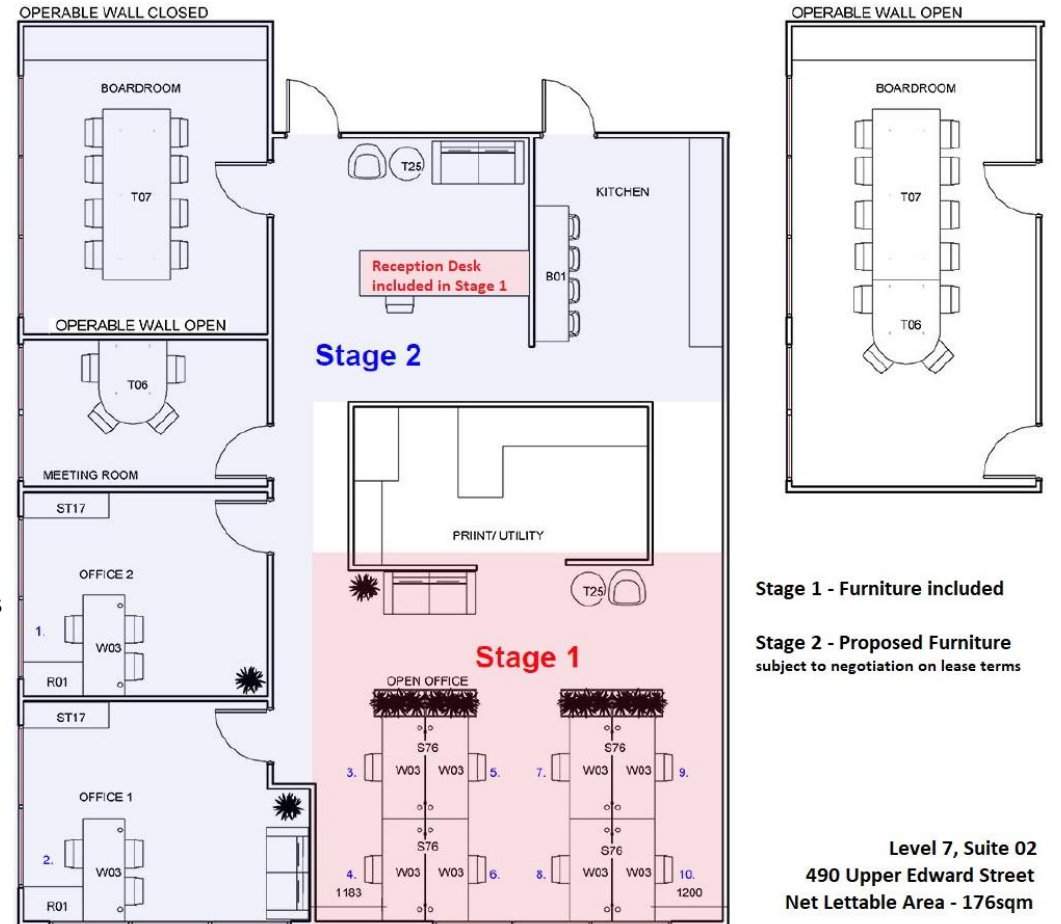
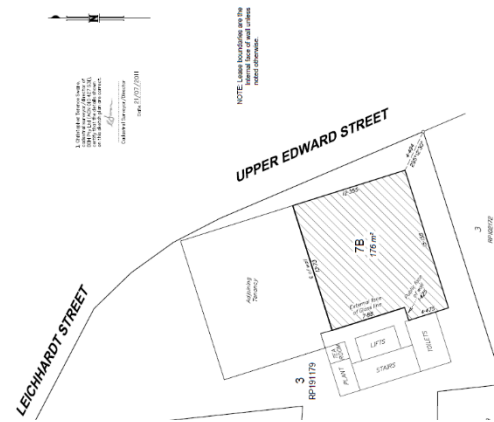
Contact Sally Collins (Property Manager); Mobile: 0401 258 547

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 (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



Stage 1 - Furniture included

Stage 2 - Proposed Furniture subject to negotiation on lease terms

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490 Upper Edward Street
Net Lettable Area - 176sqm