

**Property Address:** Level 4, 490 Upper Edward Street, Spring Hill  
**Tenancy 03**

**Availability:** Now

**Floor Area:** 83sqm

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

**Annual rental:** \$37,184 NETT + Outgoings + GST  
\$46,895 GROSS + GST

**Estimated Outgoings (Budget 2022-2023):**

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

**Car Parking:**

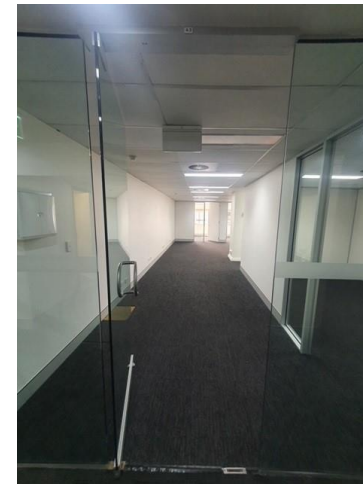
Car parking is available by negotiation at market rates.

**Access required:**

Contact John De Martini Jnr on mobile 0412 669 698  
or Office 07 3211 2033

**Other:**

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



Level 4, suite 03 - 83sqm  
Potential Furniture Layout Ideas

