

Property Address: Level 5, 490 Upper Edward Street, Spring Hill Tenancy – Suite 02

Availability: Now

Floor Area: 117sqm

Rental rate: \$435/sqm Net (\$550/sqm Gross) + Outgoings + GST

Annual rental: \$50,895 Net (\$64,350 Gross) + Outgoings + GST

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:

John De Martini Jnr Mobile: 0412 669 698 or
Sally Collins, Property Manager Mobile: 0401 258 547
email: 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

