

Property Address: 490 Upper Edward St, Spring Hill
Level 10, Tenancy – Suite 01B-C

Availability: 17/12/2021
**INSPECTIONS BY APPOINTMENT ONLY
WHILE TENANTS ARE STILL ON LEASE**

Floor Area: 136sqm

Rental rate: \$410/sqm Net + Outgoings + GST (Year 1)
Annual rental: \$55,760 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

