

Property Address: Level 11, 490 Upper Edward Street,
Spring Hill – tenancy 01A

Availability: Inspections by appointment only (Tenant still on lease)

Floor Area: 137sqm

Rental rate: \$448/sqm Net + Outgoings (\$116/sqm) + GST
Or \$565/sqm Gross + GST

Annual rental: \$61,376 Net + Outgoings + GST
Or \$77,405 Gross + GST

Estimated Outgoings (Budgeted for 2022-2023):

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

Car Parking:

On-site Car parking is available by negotiation at market rates.

Access required:

Contact John De Martini Jnr 0412 669 698, Sally Collins 0401 258 547

Email: property@demartini.com.au or the office 0484 003 475

Other:

- High floor level with expansive city view aspect
- Glass Door entrance, leading into Reception/Waiting Area, Meeting Room, 1x Enclosed Office, Open Plan area & Kitchen
- Impressive Refurbished foyer to streets & lifts
- City fringe; Close proximity to Central Station
- CCTV Security 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 within basement

