

# For Lease



## 274 Reed Street, GREENWAY 2900

'A' GRADE OFFICE BUILDING

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Net/Gross
Whole	2,174	\$445	\$967,430	Gross

All figures are exclusive of GST.

### Location

Situated in the the Town centre of Tuggeranong (Greenway) with close proximity to the Southpoint shopping centre, business & health services and public transport and adjacent to Australia Post. Greenway office space is underpinned by the National Head Office of the Department of Social Services Australia.

### Description

274 Reed Street is a standalone 'A' grade office building; 4.5 NABERS rating; 2,174 sqm with a high-quality fit out ready for a Commonwealth / ACT department or corporate office. Large, efficient floorplates of 887 sqm (ground floor) & 1,287 sqm (first floor) boasting excellent services and finishes. A high level of security inclusions with a separate secure entry, separate from public areas.

Included in the rent is 53 carparking spaces on-site!

### Contact:

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### Outgoings

Increases above a base year  
30 June 2023

### Car Parking

53 on-site car spaces  
included in the rent

[www.bartonproperty.net.au](http://www.bartonproperty.net.au)

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