

For Lease

Barton

The Positive Partnership



274 Reed Street, GREENWAY 2900

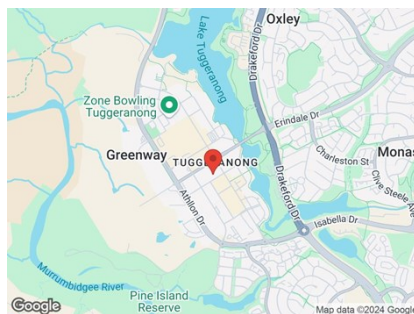
A Grade Office Building with Stylish Fitout!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Net/Gross
Whole	2,174	\$450	\$978,300	Gross
Ground	805	\$470	\$378,350	Gross
Level 1	1,241	\$470	\$583,270	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.



Description

274 Reed Street is a standalone 'A' grade office building located in the heart of Tuggeranong. With 4.5 NABERS rating, the building is 2,174 sqm with a high-quality fit out ready for a Commonwealth / ACT department, health department or corporate office.

The fit out includes a large, efficient floor-plate boasting excellent services and finishes. A high level of security inclusions with a separate secure entry, separate from public areas. The property has the ability to be leased as one whole tenancy totalling 2,174 sqm, or can alternatively be split up into 805 sqm on the ground floor, and 1,241 sqm on the first floor.

Key Highlights

- Floor plates between 805 - 2,174 sqm.
- 53 Carspaces
- 100kw Solar
- Internal lift
- 24/7 access
- Fully fitted out

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.

Make an enquiry for information or to arrange an inspection today.

Outgoings

Increases above a base year
30 June

Car Parking

53 on-site car spaces
included in the rent