



## DLA PIPER BUILDING, 55 Wentworth Avenue, KINGSTON 2604

MODERN A-GRADE OFFICE BUILDING - WENTWORTH AVENUE

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Net/Gross
Level 2	1,856	\$540	\$1,002,240	Gross
Ground Unit 1	199	\$540	\$107,460	Gross
Level 1 Part First Floor	591			Gross

All figures are exclusive of GST.

### Location

The building is located in the modern Kingston Foreshore precinct, and is one of a number of quality buildings located on the foreshores of Lake Burley Griffin. Walking distance to Kingston's restaurants, cafes & bars.

### Description

Modern A-grade building with 5.5-star NABERS energy rating. Five floors of open plan offices. This building is located on Wentworth Avenue, a main road leading from Fyshwick to the Parliamentary area of Canberra. Easy walking distance to restaurants and cafes on the Kingston Foreshore. End of trip facilities comprise showers for tenants and secure bike cages. Convenient two levels of basement parking. Visitor parking at the front.

### Contact:

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Currently Available to lease:

Ground Floor: which is 199sqm and has an open layout and direct access to the foyer. perfectly suited for office space.

Part First Floor: Which is 591sqm of high-quality office fit out including built in reception, built in sound systems

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# For Lease



wall fitted TV's, boardrooms with retractable walls as well as open plan areas and workstations.

Level 3: whole floor is 1,856sqm of open plan office, it can be split into 1,282sqm.

#### **Outgoings**

Increases above a base year

#### **Car Parking**

Secure Parking available

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