

## BROOKVALE



Lifestyle Working is located in Old Pittwater Rd, Brookvale directly behind Warringah Mall. The property is well positioned in the Northern Beaches with close proximity to shops and other local and recreational amenities.

Lifestyle Working is a modern office building unlike any other work place environment in the Northern Beaches. The building has extensive open areas with common meeting rooms for all occupants to use in the building.

The building also has a cafe, swimming pool, gym and extensive basement parking.

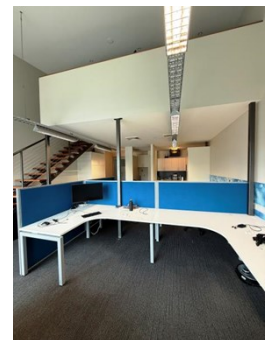
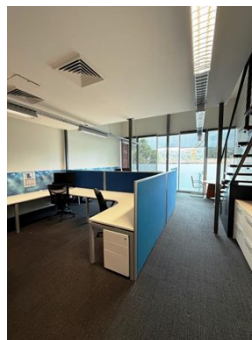
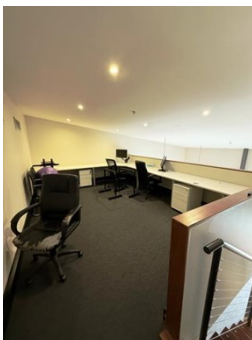
- \* Well presented spacious office with mezzanine level.
- \* Completely fitted with desks and work stations ready to go.
- \* Kitchenette.
- \* 2 parking spaces
- \* Great natural light
- \* Individually controlled air conditioning
- \* Suitable for a wide range of business types.

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite 206	88	\$45,000	Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 2 parking spaces
- Zoning:** E4 - General Industrial

For further details contact **Nick Masselos** on **0419 993 978** or **nick@nbcommercial.com.au**



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. Areas subject to survey and consequently annual rentals may differ. All rentals and outgoings are exclusive of GST.

### Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

[www.northernbeachescommercial.com.au](http://www.northernbeachescommercial.com.au)

ABN 17 141 877 465