

## BROOKVALE

Biztek is a premium architecturally designed strata titled commercial building, located on the Western side of Dale Street. The property is a short distance from Warringah Mall, offering modern office accommodation, with easy access to public transport.

Biztek is a new concept in commercial property, providing an office in a high quality commercial environment, that presents a smart progressive image for the businesses that it houses. This excellent modern office suite is located on the second floor, with the following features

- \* Own kitchenette
- \* Air-conditioned
- \* 3 security basement car spaces
- \* High clearance area with additional mezzanine level
- \* Entry level 46m<sup>2</sup> / Mezzanine 33m<sup>2</sup>
- \* Modern design with expansive glass frontage
- \* Shared amenities and shower
- \* Lift access from basement carpark
- \* Abundant natural light
- \* Ample visitor parking
- \* On site courtyard cafe and two large landscaped atriums



Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite 303	79		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:** 3 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**

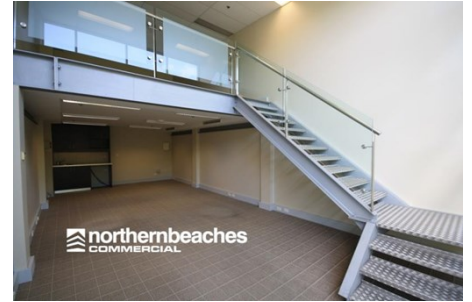
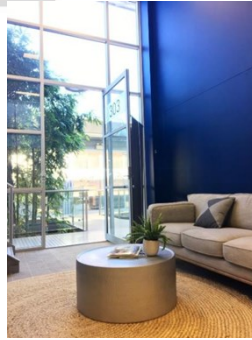
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ABN 17 141 877 465

# FOR LEASE



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