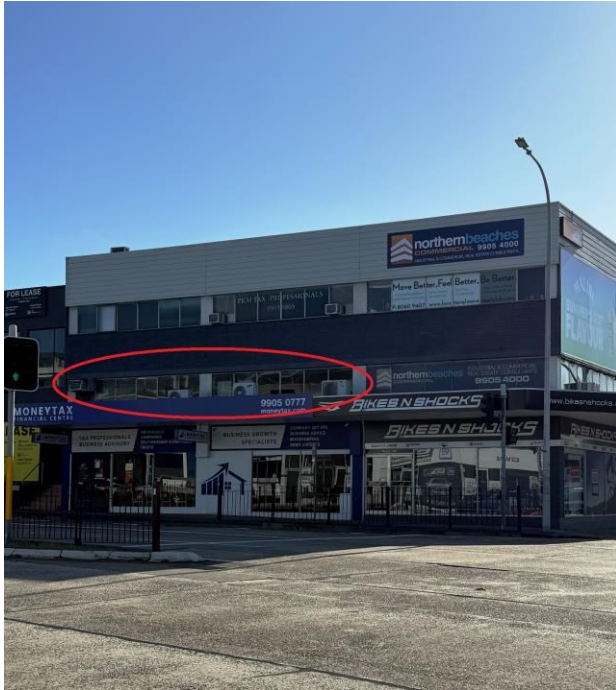


BROOKVALE



The space is located in Marvic House on the intersection of Pittwater Road and Sydenham Road, Brookvale a short walk to Warringah Mall.

AFFORDABLE OFFICE SUITE - IDEAL START UP

Benefits include:

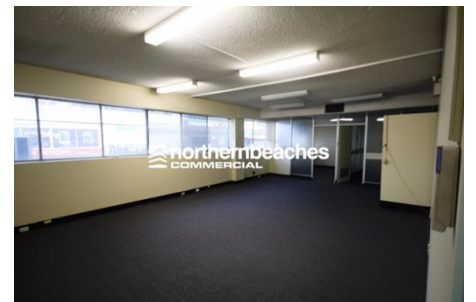
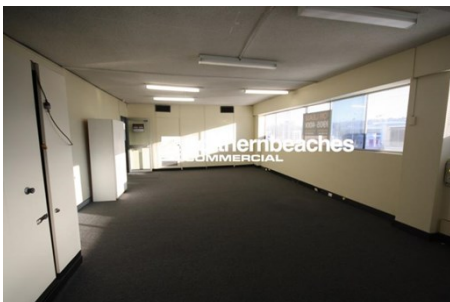
- * 2 partitioned offices plus open plan area
- * New LED lighting
- * Expansive glazing providing excellent natural light
- * Light and bright
- * Air-conditioning
- * Shared amenities
- * Central location in Brookvale's business district
- * Close to public transport
- * 1 undercover car space

Suite	Area m ²	Annual Rental	Net/Gross
Suite 109	66	\$16,000	Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 3% Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 1 undercover car space
- Zoning:** E3 - Productivity Support

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

ABN 17 141 877 465