



## PRIME LOCATION

Fully partitioned office of 93m2 for sale or for lease. This is a perfect opportunity for an owner occupier or investor to get into the City at an affordable price.

The office is partitioned to include :

- boardroom/ training room, partitioned offices, store and private internal kitchen, reception, open plan.

Well located on the St Georges Terrace with close proximity to transportation, easy access to the Freeway and surrounded with amenities

For Sale Enquiries please contact:  
Rana Traboulsi - 0410 148 846

For Leasing enquiries please contact:  
Jimmy Fung - 0416 444 282

**PRICE GUIDE:** \$595,000 + GST  
**Council Rates:** \$2,083.10 p.q.  
**Water Rates:** \$1,100.34 p.q.  
**Strata Levy:** \$346.54 p/q



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