

# FOR LEASE



## Suite 405B, 20 Lexington Drive, BELLA VISTA 2153

Top floor office on premium office floor. Loads of windows, natural light + balcony.

- Premium Top Floor office
- Loads of glass windows
- Loads of natural light
- Walk to everything you desire
- Additional parking available
- Walk to train station

### Location

Sky City has a cafe onsite and walking distance to the Bella Vista Train Station, bus stop, gyms, banks, cafes and restaurants. Bella Vista Hotel is across the road - great for client lunches or staff drinks inside or outdoors in the beer garden.

### Description

Top floor fully refurbished open plan office suite has balcony allowing fresh air into the office, tailor it specific to your company's requirement.

Rare that a unit has full height glass windows facing the longest part of this unit, giving you lots windows and loads of natural light. This floor only has large tenants and is seen as the premium floor.

<b>Property Type:</b>	Office
<b>Total Area m<sup>2</sup>:</b>	200
<b>Rent:</b>	\$76,000
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	8
<b>Contact:</b>	
	<b>Lee Pascoe</b> 0408 687 344 lee@partnercom.com.au
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au

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101B/ 8 Century Circuit, NORWEST

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