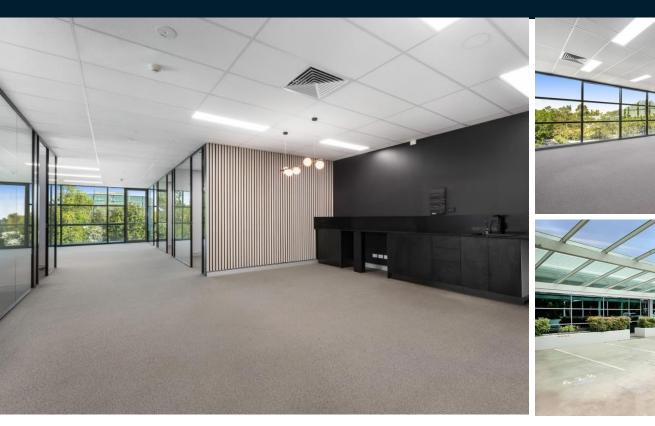
## FOR LEASE



Scan to View Online Advert





# Suite 427, 14-16 Lexington Drive, BELLA VISTA 2153

179sqm Top Floor Office With Fitout - Designated Parking Directly Out Front

- Office/medical/showroom/training etc
- Dedicated parking at your door
- Smart fitout + balcony
- Access 7 days a week for client/visitors
- Walk to cafes, gyms, train & more

### Location

Cafes/restaurants on site and walk to train station, banks and gyms. Bella Vista Hotel across the road – great for client lunches or staff drinks inside or outdoors in the beer garden.

### Description

Impressive top floor corner office, with 3 perimeter walls of full height glass offering outlook & lots natural light. Use for office, showroom, medical or training/educational with 7 days access.

This property allows you to drive to the front door with dedicated parking directly out front, making it easy for visiting clients. Boardroom, 3 glass offices & 4th office or smaller meeting room, open plan office area and great kitchen/staff breakout area. Book an inspection now !

Property Type:	Office
Total Area m <sup>2</sup> :	179
Rent:	\$76,810 pa net + GST
Outgoings pa:	Payable by tenant
GST	All prices are exclusive of GST
Parking Spaces:	7
Contact:	Lee Pascoe 0408 687 344 lee@partnercom.com.au
	<b>Julian Shankland</b> 0447 850 414 julian@partnercom.com.au

### partnercom.com.au

#### 101B/ 8 Century Circuit, NORWEST

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by Jaw Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website partnercom.com.au.