

# FOR SALE

**partner**  
COMMERCIAL PROPERTY

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## Suite 309, 2-8 Brookhollow Avenue, NORWEST 2153

**Solid investment or occupy later. "ATLAS" office 126sqm + balcony.**

- One of Norwest's best office buildings
- 3 year lease (ends 16th April 2026)
- Net rent \$60,933 pa @ 17/04/24
- ATLAS/Virgin Gym building
- 126qm + Balcony + 5 cars

### Location

Avoid the traffic being at the entry site of Norwest Business Park where the Virgin Active Gym & Coffee Club café/restaurant is located. Across the road from Rydges Hotel and a quick walk to Serviced Apartments, Norwest train station, bus stop, Marketown Shopping Centre and the Lakeside restaurants.

### Description

This office suite has a strong, solid tenant (est. 2012), with approximately two years remaining on the lease. Great investment or occupy later. The office has a waiting area (room for reception desk), boardroom, three offices and open plan area. This "ATLAS" building and a 126sqm office, is always in strong demand - so a great investment. 100% of outgoings paid by the tenant on top of the net rent paid.

Property Type:	Office
Total Area m <sup>2</sup> :	126
Asking Price:	\$1,499,000 (Excludes GST)
GST	All prices are exclusive of GST
Parking Spaces:	5

### Contact:



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