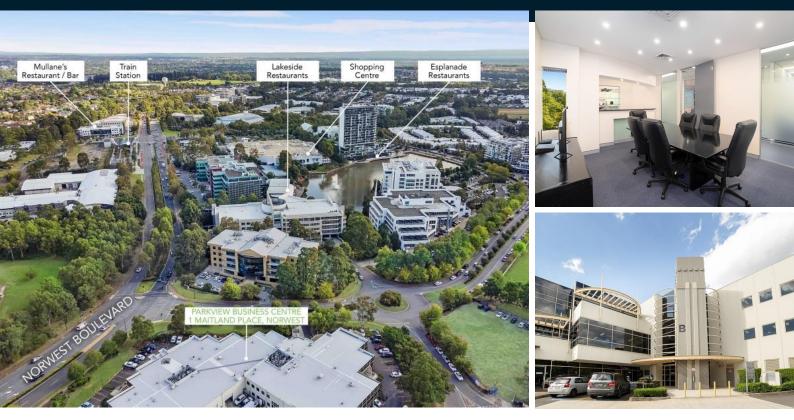
# FOR SALE



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## Suite 14, 1 Maitland Place, NORWEST 2153

Invest or occupy – 179sqm office - Walk to all amenities you desire.

- 179sqm office + 7 cars
- Leased until 30th June 2025
- Investment or occupy in 1 year
- Net rent 30/06/24 expected \$67,000
- Tenant pays outgoings on top of rent

#### Location

Walk to the train station and bus stop. Access just one street off main road Norwest Boulevard, this property is close to all staff amenities you desire. A café on site next to entry lobby, a short walk to Norwest Lakeside Restaurants and Norwest Marketown Shopping Centre. Walk to Virgin Active Gym, Rydge's Hotel and only a street from Castle Hill Golf Club. Designated office car spaces, visitor parking and street parking.

### Description

A corner suite with windows throughout, offering natural light and a leafy outlook. Access the office from the lift or take the steps up to Level 1. First unit off the lift lobby, this office has an entry lobby , meeting room and an impressive boardroom with bar. A combination of offices and open plan area. Leased until 30th June 2025. Keep as investment or occupy when lease ends. Book an inspection now.

### Property Type: Office Total Area m<sup>2</sup>: 179 **Asking Price:** \$1,495,000 GST All prices are exclusive of GST Parking Spaces: 7 Contact: Lee Pascoe 0408 687 344 lee@partnercom.com.au Julian Shankland 0447 850 414 julian@partnercom.com.au

#### partnercom.com.au

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

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