# FOR SALE



Scan to View Online Advert





## Suite 115, 4 Columbia Court, NORWEST 2153 Office Investment 5 + 3 + 3 year lease - "NEXUS" - Great Long Standing Tenant

- One of the best buildings in Norwest
- 5 + 3 + 3 year lease in place
- Solid, long-standing tenant
- Net rent \$60,181.23pa @ 1/10/24
- Outgoings + rent paid by tenant

### Location

Avoid the traffic being at the entry of Norwest Business Park, opposite Rydges Hotel & only 100m to the Virgin Active Gym. Walk to Serviced Apartments, Norwest train station, bus stop, Marketown Shopping Centre, Lakeside restaurants & Mullane's upmarket bar & restaurant.

### Description

"NEXUS", arguably one of the best office buildings in Norwest, with its impressive entrance lobby (a double height hotel inspired lobby). Business lounge, large café with meeting rooms to accommodate meetings and staff training/client product launches.

Smart fitout including entry lobby, stylish meeting room, 2 offices (room for more) + open plan office. Exclusive, sunny north facing balcony. Great investment now and in the future - a sought after office, in a great location and in one of the best office buildings in Norwest Business Park.

#### partnercom.com.au

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

Property Type:	Office
Total Area m <sup>2</sup> :	132
Asking Price:	\$1,465,000 (NO GST)
GST	All prices are exclusive of GST
Parking Spaces:	5
Contact:	Lee Pascoe 0408 687 344 lee@partnercom.com.au
36	Julian Shankland

0447 850 414

julian@partnercom.com.au

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 law 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.