

# FOR SALE

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COMMERCIAL PROPERTY

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## 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.

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<b>Property Type:</b>	Office
<b>Total Area m<sup>2</sup>:</b>	132
<b>Asking Price:</b>	\$1,465,000 (NO GST)
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	5
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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