

# FOR LEASE



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## Suite 306, 12 Century Circuit, NORWEST 2153

112sqm Water Facing Modern Office + Exclusive 28sqm Balcony

- Waterfront facing modern office
- 112sqm + huge 28sqm balcony
- Modern upmarket office fitout
- Train and bus stop at your door
- Shops & lakeside restaurants onsite

### Location

Lakeside Restaurants + café onsite and next door to the Norwest Shopping Centre and "Esplanade" waterfront restaurants. Norwest train station and bus stop out the front.

Walk to Virgin Active Gym, Rydges Hotel, Serviced Apartments and Mullane's Hotel (Includes upmarket Sarino's restaurant & bar).

### Description

Rare to come to market, this exceptional waterfront office suite offers water views plus a huge exclusive balcony.

This office boasts modern carpet tiles and an upmarket fitout - certain to impress your staff and clients. 4 glass offices (or 3 offices & a meeting room), modern kitchen and open plan area for workstations.

|                                  |                                 |
|----------------------------------|---------------------------------|
| <b>Property Type:</b>            | Office                          |
| <b>Total Area m<sup>2</sup>:</b> | 112                             |
| <b>Rent:</b>                     | \$63,655 pa net + GST           |
| <b>Outgoings pa:</b>             | Payable by tenant               |
| <b>GST</b>                       | All prices are exclusive of GST |
| <b>Parking Spaces:</b>           | 4                               |

### Contact:



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