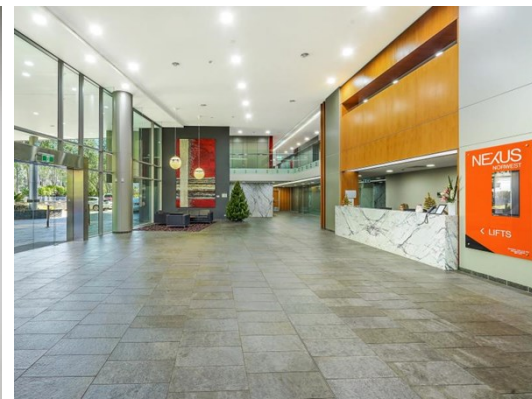


# FOR SALE

**partner**  
COMMERCIAL PROPERTY



## Suite 317, 4 Columbia Court, NORWEST 2153

Invest or occupy. 55sqm “NEXUS” office + large balcony & elevated views

- One of the best buildings in Norwest
- Rare 55sqm office + large U/C balcony
- 2 secure car spaces + visitor parking
- Business lounge, café + meeting rooms

### 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

Rare to come up for sale with only 3 office suites like this in the building, which makes it a great investment, or an impressive office to occupy. Elevated views and a large undercover balcony, which can fit an outdoor table and chairs for staff breakout area or informal meetings.

Current fitout offers a good size meeting room (or use it as an executive office) off the entry. The rest is open plan office, which could fit 1 to 2 more offices or host 5 to 6 workstations. Book an inspection now !

<b>Property Type:</b>	Office
<b>Total Area m<sup>2</sup>:</b>	55
<b>Asking Price:</b>	\$749,000 + GST
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	2
<b>Contact:</b>	
	<b>Lee Pascoe</b> 0408 687 344 lee@partnercom.com.au
	<b>Julian Shankland</b> 0447 850 414 julian@partnercom.com.au

[partnercom.com.au](http://partnercom.com.au)

101B/ 8 Century Circuit, NORWEST

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