



**3 Byfield Street, North Ryde NSW 2113**

## A boutique commercial building in Australia's pre-eminent business park

- Asking price of \$11.4m – attractive price range for investors reflecting an initial passing net yield of circa 7.5%.
- Well located within 500 metre of both the Macquarie Shopping Centre and the new Macquarie University railway station.
- Excellent parking ratio – 1 car space per 35sqm of NLA.
- Predominantly (84%) leased by one tenant being Australian Radio Network (ARN), a strong covenant.
- Potential future development (STCA).

Offices  
FOR SALE

2695sqm



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