



**first  
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REAL ESTATE | Ararat



**35a Baird Street, Ararat VIC 3377**

## Modern Office Building For Lease

Large Modern 2 storey Commercial Office Building 285sq.m. approx.,  
Striking exterior design featuring a timber panel finish,  
Attractive, modern with light filled work spaces & views.  
Offering up to 7 large offices,  
Large Board Room,  
2 kitchens, 1 unisex disabled toilet and upstairs bathroom facility.  
Light filled entry & spacious foyer reception area,  
Modern stairs with glass balustrade & mezzanine area,  
Energy Efficient split system air con units to each office,  
Security system installed,  
Modern neutral tones & quality floor coverings,  
Room to accommodate up to 17 staff/desks for a busy workplace,

Offices

FOR LEASE

\$4,583.33 per month + GST + outgoings

285sqm



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