



Unit 3/ 9 Sydney Avenue, Barton ACT 2600

## A Grade Office Area

9 Sydney Avenue, Barton is conveniently situated at the heart of the nation's capital, offering prestigious office accommodation and a mere 250 metres from iconic Parliament House. The area available now is 400m<sup>2</sup> and has unlimited parking space within the Realm Precinct, Fit out included.



Nestled in the Parliamentary Triangle within sight of Capital Hill, this elegant property fronts the broad boulevard of Sydney Avenue, close to the intersection of the State Circle.

Offering an enticing mix of work and lifestyle choices, Sydney Avenue is located just minutes from Lake Burley Griffin foreshore and Canberra's much sought-after Inner South.

9 Sydney Avenue benefits from excellent accessibility to Canberra's road network and public transport, as well as the rich variety of restaurant, boutique retail and services of Canberra's sought-after Manuka and Kingston precincts. The immediate area features several five-star hotels and conference facilities.

An enviable location, combined with high-quality facilities and accessibility, make 9 Sydney Avenue more than just a workplace, it's a lifestyle choice.

Retail  
FOR LEASE

398sqm  
NABERS Energy Rating