



## L1,2a/1 Torrens Street, Braddon ACT 2612

### Fully Fitted Out First Floor Office in sought after Braddon

This 200sqm fitted out office is in an ideal fringe City location across from the Canberra Centre and in easy walking distance to Braddons' eatery, boutique shopping and bar precinct. The first floor tenancy has an excellent fit out in place, comprising of a reception and waiting, several offices, meeting rooms, open plan area and break out space. The space is light bright and has an excellent outlook on leafy Torrens Street complete with a full length balcony.

The tenancy comes with 4 basement car parks @ \$2,151 p.a. per bay, 5 surface car parks @ \$956 p.a. per bay.

Basement storage is also available @ \$7,496 p.a.

Offices

FOR LEASE

\$70,000

200sqm

NABERS Energy Rating

**Michael Lo Pilato**

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