



## Fully Furnished Office Space Available Now

*Building North, 22 Giffnock Avenue, MACQUARIE PARK 2113*

<b>Premises:</b>	Level 1 & 2
<b>Area m<sup>2</sup>:</b>	2,356
<b>Rate m<sup>2</sup>:</b>	Contact Agent
<b>Rental PA:</b>	
<b>Outgoings m<sup>2</sup>:</b>	Contact Agent
<b>Availability:</b>	Now
<b>Parking:</b>	\$250.00 pspm
<b>NABERS:</b>	2-star NABERS Energy rating

*\* All figures are exclusive of GST*

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### **Location:**

Centrally located within Macquarie Park in close proximity to Macquarie Shopping Centre and easy access to both Waterloo Road, Epping Road and the M2 Motorway.

### **Description:**

The building has a modern hi tech appearance with extensive landscaping and terraces. Parking is provided for both ongrade and in the basement. The building also benefits from an onsite Espresso Bar and outdoor seating.

Level 1- The office space is fitted out and ready for occupation.

Level 2 offers a full floor plate of 1168 m2 which can be subdivided to suit requirements from 500m2