



Last Floor Remaining

Building South, 22 Giffnock Avenue, MACQUARIE PARK 2113

Premises:	Building South - Level 4
Area m²:	1,400
Rate m²:	Contact Agent
Rental PA:	
Outgoings m²:	Contact Agent
Availability:	Now
Parking:	Available On-site Parking. 28 Spaces
NABERS:	6-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, 800 metres to Macquarie Park station and easy access to Waterloo Road, Epping Road and the M2 Motorway.

Description:

Built-in 2013 this property provides all the amenity you would come to expect from an A-Grade building, plus a location in the heart of Macquarie Park. Due to strong leasing over the last 12 months, there remains only one floor left of 1,400m². The floor has a high quality activity based work (ABW) environment, an abundance of natural light and a NABERS rating of 6 stars. This could be made available to an incoming tenant (STA).

Key features include:

- Large floor plate of approx. 1,400m²
- ABW work environment
- Fully fitted out
- End of trip facilities
- Two levels of basement parking
- On-site cafe
- Available now for immediate occupation

There is the potential to combine the South building with the three storey North Building.

<https://landing.inspace-studio.com/22-giffnock-avenue-macquarie-park-1/>