



## A Grade Building - High Quality Fitout

*Pinnacle Office Park, 4 Drake Avenue, MACQUARIE PARK 2113*

<b>Premises:</b>	Building B Suite 1.01
<b>Area m<sup>2</sup>:</b>	1,103
<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>	1:58m <sup>2</sup> Basement @ \$3,000pspa
<b>NABERS:</b>	4-star NABERS Energy rating

*\* All figures are exclusive of GST*

**Contact:**  
**Chris Bailey**  
 0437 302 322  
[chris@gjsproperty.com.au](mailto:chris@gjsproperty.com.au)

### **Location:**

Pinnacle Office Park enjoys prime location with excellent exposure to both Lane Cove and Epping Roads. The building is easily accessible via the M2 Freeway, and is a short 250 metre walk to Macquarie Park train station.

### **Description:**

Pinnacle Office Park comprises two individual buildings with ground plus six floors of premium office space each, located within an office park environment. Building B features a large 350sqm cafe, 90 place child care centre and gymnasium. Car parking is over three floors of undercover parking with two separate access points from Drake Street and Epping Road.

The masterplan also creates an internal road network connecting Epping Road to Giffnock Avenue which will greatly enhance the access and flow of traffic around the park. The building has been designed to achieve a 4 star NABERS.