



## Brand New Speculative Fitout

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

**Premises:** Suite 8, Level 3  
**Area m<sup>2</sup>:** 218  
**Rate m<sup>2</sup>:** Contact Agent  
**Rental PA:**  
**Outgoings m<sup>2</sup>:** Contact Agent  
**Availability:** Now  
**Parking:** 1:58m<sup>2</sup> Basement @ \$3,000pspa  
**NABERS:** 4-star NABERS Energy rating

*\* All figures are exclusive of GST*

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### 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:

4 Drake Avenue forms part of the Pinnacle Office Park, Macquarie Park. An A-Grade office tower located in a high profile, modern campus featuring outstanding amenity and location. Constructed in 2008, 4 Drake comprises of a 7 Levels of commercial office with large floorplates averaging 2,300sqm.

- 1 Entry / Waiting
- 2 Meeting Rooms
- 1 Quiet Room
- 18 Workstations (1600x800)
- 1 Kitchen / Breakout
- 1 Comms/Utilities
- 1 Colab