



Fitted Out Office

Link Business Park, 13-15 Lyon Park Road, MACQUARIE PARK 2113

Premises:	Level 2 Suite 2.03
Area m²:	105
Rate m²:	\$380
Rental PA:	\$39,900
Outgoings m²:	\$117
Availability:	June 2022
Parking:	2x Basement @ \$3,000 pspa
NABERS:	N/A

** All figures are exclusive of GST*

Contact:

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Location:

The building itself is centrally located on the corner of Lyon Park Road and Giffnock Avenue, within the Macquarie Park precinct just a 10 minute walk to both Macquarie University and Macquarie Park Train Stations.

Description:

A rare offering in Macquarie Park. The office will be presented with a fitout as well as a private balcony. A highly popular cafe is situated on the ground floor adding both a lively atmosphere to the building & also providing convenient amenity which is in addition to that offered by the nearby Macquarie Shopping Centre.

Fitout comprises of:

- 2x Offices
- 1x Meeting room
- Workstations
- Common Kitchenette + tea point