



## Last Suite Available in the Building

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

<b>Premises:</b>	Suite 2.03
<b>Area m<sup>2</sup>:</b>	105
<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>	2x Basement @ \$3,000 pspa
<b>NABERS:</b>	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 105 sqm office suite has two executive offices, which could be used as meeting rooms, a large boardroom and open plan work station area.

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.

A vast network of bus services, the M2 Motorway, Epping Road & Lane Cove Road all provide efficient links to the precinct and provide an established position in Macquarie Park.