



## Last Floor Remaining

*Building South, 22 Giffnock Avenue, MACQUARIE PARK 2113*

**Premises:** GJS Web  
**Area m<sup>2</sup>:** 1,400  
**Rate m<sup>2</sup>:** Contact Agent  
**Rental PA:**  
**Outgoings m<sup>2</sup>:** Contact Agent  
**Availability:**  
**Parking:** Available On-site Parking. 28 Spaces  
**NABERS:** N/A

*\* All figures are exclusive of GST*

**Contact:**  
**Chris Bailey**  
 0437 302 322  
 chris@gjsproperty.com.au

**Jason Wright**  
 0418 759 156  
 jason@gjsproperty.com.au

### 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:

22 Giffnock, is a 7 storey A-Grade building that is available to lease for the first time since its completion. Built in 2013 the building has a total area of approximately 10,000m<sup>2</sup> the property has large floor plates of 1,400m<sup>2</sup> which can be leased separately, two levels of basement parking and a NABERS rating of 6 stars. Each floor has a high quality activity based work (ABW) environment offering interactive space and an abundance of natural light.

### Key features include:

- Large floor plates of approx. 1,400m<sup>2</sup>
- ABW work environment
- End of trip facilities
- Over 10,000m<sup>2</sup> available
- Interconnecting staircase across 3 levels

Building North is connected to Building South and provides 2 floors of functional B-Grade fitout.

[Click here for Virtual Tour](#)