



## 21-23 Garema Place, CITY 2601

PRIME LOCATION IN THE CBD

### Location:

### Description:

CANBERRA CITY CBD - Located in Garema Place

### GROUND FLOOR

Available to lease are 2 Ground Floor Tenancies:

- Suitable for Retail/Beauty/Office/Gym/Medical Centre/Consulting/Dining
- Positioned in Garema Place, Canberra City CBD - the heart of the lifestyle precinct where it combines the ability to work, live and play
- Centrally located in between the Canberra Centre Shopping Mall, the City Bus Interchange and City Light Rail Terminus.
- Within walking distance are the Australian National University, Theatres and Museums.
- Strong dining and evening/late night precinct
- Garema Place is an established inner city boulevard that is constantly evolving with future government Upgrading plans being developed.
- Fitout incentives on offer.
- Outdoor dining area opportunity out front

Premises:	
Area m <sup>2</sup> :	112
Rent PA:	\$112,000
Net/Gross:	Unknown
Outgoings:	Contact Agent
Contact:	<p><b>Frank Morella</b> 0411 522 888 fmorella@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>

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- Rear Laneway access for deliveries or customers
- Surrounding areas comprise of many long established and successful businesses with a proven track record of attracting traffic.

If you would like to find out more information or to book an inspection, please contact the agents at Canberra Commercial.