



## 55 Wentworth Avenue, KINGSTON 2604

*Fitted Out Office Great Location*

### Location:

### Description:

Partially fitted out office space of 400m<sup>2</sup> located in the DLA Piper Building. This building has great exposure onto Wentworth Avenue and is well located in the Kingston Foreshore district. Walking distance to Kingston's cafes, restaurants and shops, Lake Burley Griffin, Manuka and the Parliamentary triangle. This modern building has excellent exposure and outlook, spans over 5 storeys plus 2 stories of basement car park.

Excellent Parking provisions including approx. 188 secure, 11 Surface at rear and 20 visitor parking spaces directly in front of building. Certified 4 Star NABERS rating and 5 star Greenstar rating.

Available Now.

<b>Premises:</b>	Level 2 S5
<b>Area m<sup>2</sup>:</b>	400
<b>Rent PA:</b>	\$174,240
<b>Net/Gross:</b>	Unknown
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Michael Ceacis</b> 0409321126 mceacis@canberracommercial.com.au