



## 92 Northbourne Avenue, BRADDON 2612

*Position your business in Canberra's most vibrant and populated locations.*

### Location:

Braddon has undergone a renaissance to house everything Canberrans love – good coffee, fine food and boutique shopping.

### Description:

An opportunity is on offer to position your business in one of Canberra's most vibrant and populated locations.

Located along the ground floor of Midnight Hotel. These available units are directly across from the Braddon Light Rail stop. Showcase your business to thousands of cars that drive past your door daily.

The Midnight Development features countless examples of unique innovation. The building holds an impressive design from the façade and will hold a prestigious look for years to come. Strategically positioned on the corner of Northbourne Ave, creating a popular destination.

Now available for lease, are commercial ground floor units 5 and 6. The spaces can be leased separately, 72sqm, & 72sqm or combine for a larger space of 143sqm.

Today's your chance to take advantage of this opportunity to position your business in an area with high exposure and position yourself in the Midnight Development consisting of a 150-bed hotel and 250 residential apartments.

Both units feature glass shop fronts, a wide purpose clause and basement carparking. This property is suitable for a range of businesses that are looking to take advantage of a high traffic area with proximity to residents, hotel guests, popular Braddon retail strip and walking distance to the CBD.

Premises:	Unit 5 & 6
Area m <sup>2</sup> :	143
Rent PA:	
Net/Gross:	Unknown
Outgoings:	Contact Agent
Contact:	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>

Features include:

- Areas from 71-143sqm
- High exposure
- Premium Building - Midnight Developments
- Glass shopfront facing Northbourne Ave and the light rail stop.
- Wide purpose clause
- Basement carparking available
- Lease the units individually or together

For more information or to arrange an inspection please contact the exclusive agents for this property.