



## 8 Phipps Close, DEAKIN 2600

*Leafy Location - High-grade Offices*

### Location:

### Description:

Set in a leafy pocket of Deakin you have the selection of ground or first floor offices. This high-grade office space creates an opportunity for your business to thrive and impress all who step onto the premises.

Deakin is a high profile suburb in the inner-south suburb, within close proximity to the CBD and many other amenities. There is a large professional business district in the suburb, which includes upmarket office accommodation, medical facilities and cafes and lunch offerings.

### 2 Offerings:

- Suite 4 spans over 200m<sup>2</sup> of ground floor space and includes 5 basement car parks
- Suite 8 owns 242m<sup>2</sup> of first floor offices and includes 7 basement car parks

<b>Premises:</b>	Suite 8
<b>Area m<sup>2</sup>:</b>	242
<b>Rent PA:</b>	\$91,960
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>

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