



## 7/28-36 Ainslie Avenue, CITY 2601

Level 1 Fitted Out Office Space

### Location:

### Description:

A great opportunity now awaits to lease out a recently refurbished fitted out office space in the heart of Canberra City of approximately 101.3 sqm. Located a stone throws away from the main entrance of the Canberra Centre and in close proximity to all other amenities the city has to offer. There is a café located on the ground floor of Ethos House as well as a well established and popular hair salon. End of trip facilities are available on site and all levels within the building can be accessed via the lift.

Based on a 5 year lease with a October 2021 start date. Other features include:

- 6 sit to stand desks in general area
- 1 sit to stand desk for the office
- 1 table with 6 chairs for multi purpose room
- 1 high bar table and 6 stools
- New Kitchen

<b>Premises:</b>	Level
<b>Area m<sup>2</sup>:</b>	101
<b>Rent PA:</b>	\$41,410
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au