



## 86-88 Northbourne Avenue, BRADDON 2612

*City location with high ratio of car spaces*

### Location:

### Description:

Canberra Commercial are pleased to bring to market an entire office floor located within Phoenix house at 86-88 Northbourne Avenue, Braddon. Phoenix House is a 3 level strata titled office building situated on the Northern Fringe of Canberra's CBD. Only a short walking distance away from Lonsdale Street, Braddon, and the greater city area.

The total floor plate is approximately 680 sqm in size and can be subdivided into smaller tenancies if that was required and will be presented as a warm shell fit out. The tenancy is accessed by either a staircase or via a lift.

There are a number of car parking bays available with the premise that are located in a secured basement car park with lift access from the basement straight up to the tenancy. Other features include own bathroom and shower facilities, large balcony/entertainment area, and plenty of natural light. The tenancy will be available from the 1st July 2022.

Premises:	Level 2
Area m <sup>2</sup> :	681
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Frank Morella</b> 0411522888 fmorella@canberracommercial.com.au</p>