



## 72 Barrier Street, FYSHWICK 2609

*High Exposure Office*

### Location:

### Description:

This recently renovated office suite can be leased as one tenancy of 350sqm or leased separately at approximately 175sqm each.

If occupied as one tenancy, you will have front and rear access to the office suite. It will also include 2 reception areas, 12 rooms/offices, 2 kitchenettes, 5 bathrooms and 2 large open breakout spaces and natural light to the north-facing areas. If this is too much space for you, you can have half!

In a premium location in Fishwick, the office suites are situated on the corner of Barrier and Isa Street lends itself to a broad range of uses.

### UNIT 3 FEATURES:

- Approximately 175 sqm
- Ample natural light
- Located on the Corner Isa & Barrier Street
- Front and rear access
- Can be combined to make 350 sqm (approx.)
- Large Reception Area
- 7 Rooms
- Functional Kitchenette
- Air-conditioned
- Broad Purpose Clause

\*Sizes are subject to surveyor's plan

Premises:	Level 1 Unit 3
Area m <sup>2</sup> :	175
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<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>

This property is unique to the market, please get in touch today to discuss this rare leasing opportunity and to arrange an inspection!