



## 72 Barrier Street, FYSHWICK 2609

*Renovated Office Suite*

### 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. Consisting of 2 reception areas, 12 offices, 2 kitchenettes, 5 bathrooms and 2 large open breakout spaces and natural light to the north-facing areas.

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

### UNIT 4 FEATURES:

- Approximately 175 m<sup>2</sup>
- Ample natural light
- Front and rear access
- Can be combined to make 350 sqm (approx.)
- Kitchenette
- Air-conditioned
- Large breakout area
- Broad purpose clause

\*Sizes are subject to surveyor's plan

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

Premises:	Level 1 Unit 4
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>