



## 65 Tennant Street, FYSHWICK 2609

*Boutique Tenanted Investment*

### Location:

### Description:

Set in the Box Business Centre, a mixed-use complex built to a high standard and designed with flexibility of use in mind.

This tenanted office for sale offers 370 sqm of quality office spread over 2 levels, with reception, amenities and a large training room on the ground floor. Level 1 comprises of open plan office area and a number of enclosed offices with floor to ceiling windows. The complex of 16 units has its own café at the entrance, ample parking and overlooks farmland, presenting one of the most idyllic locations in the bustling and popular Fyshwick.

### Features include:

- 3 + 3 year lease
- CPI increases
- Quality tenant
- Broad purpose clause
- 370 sqm (approx.)
- 7 carparks
- Full glass frontage
- Open plan office
- Multiple enclosed offices
- Kitchenette
- Amenities

<b>Premises:</b>	Suite 16
<b>Area m<sup>2</sup>:</b>	370
<b>Price:</b>	Contact Agent
<b>Method:</b>	For Sale
<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>