



## 27 Eastlake Parade, Kingston 2604

### *Boutique Office Opportunity*

#### **Location:**

Surrounded by esteemed neighbouring hospitality establishments such as the Dock, Dockside, Molto Italian, Local Press and more, presenting the opportunity to trade alongside some of Canberra's finest operators.

#### **Description:**

Canberra Commercial is thrilled to exclusively present this prime commercial property for lease at 27 Eastlake Parade Kingston Foreshore 2604. This property is the perfect location for your boutique sized office!

Situated in the vibrant and bustling Kingston Foreshore precinct, this property offers a unique office opportunity for businesses looking to establish themselves in a high-traffic location.

This property has just had a brand new fitout installed, making it the perfect transition to start your business operation from the get-go. As part of the lease the Kitchen fitout must remain in the premises.

Nestled within the heart of Kingston Foreshore, this property benefits from the immediate proximity to the stunning Kingston Foreshore amenities, eateries, and the picturesque lakefront. As part of the lease you are also benefiting from an on-site garage door and allocated car space! This is rare to come by.

This shopfront enjoys a constant flow of pedestrian traffic, has impressive floor-to-ceiling glass frontage that provides excellent visibility and allows natural light to flood the interior space, creating an inviting and engaging atmosphere.

Being a corner unit, this property enjoys dual exposure, maximizing your branding and marketing opportunities.

Premises:	
Area m <sup>2</sup> :	28
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>

Property Highlights:

- 28 sqm approx
- High Foot traffic
- Floor-to-Ceiling glass frontage
- Internal Kitchenette
- Corner shopfront

Contact us today to secure your place in the thriving Kingston Foreshore precinct.