



## 17-21 University Avenue, CITY 2601

*Short Term Leases in CBD*

### Location:

Located in the heart of the legal and financial precinct of the CBD within walking distance to the Law Courts, ANU, CBD bus interchange and Canberra Centre.

### Description:

Available to lease are 2 fitted out office suites at 17 - 21 University Avenue in Canberra CBD on a short-term basis.

Office spaces are available to lease with a termination date of 1 July 2025.

Located in the heart of the legal and financial precinct of the CBD within walking distance to the Law Courts, ANU, CBD bus interchange and Canberra Centre.

### Vacant Office Spaces Include:

Floor 1, Suite 2

- 75sqm of office space
- Fitted out
- 1 x open space
- 1 x private office
- 1 x kitchenette

Floor 5, Suite 6

- 13.4sqm of office space

The office suites have been recently repainted and feature carpet, suspended ceiling and lighting across the tenancies. They each have excellent natural light coming through, thanks to the super-cool windows which are at the centre of the building's architectural feature.

Premises:	Level 5 Suite 6
Area m <sup>2</sup> :	13
Rent PA:	
Net/Gross:	Net
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>

Whether you are in the market for a short-term lease to try a new office space or only after space for a short amount of time, this space is for you.