



221 London Circuit, CITY 2601

Superior high-end office workspaces

| Unit | Area m ² | Rent \$/m ² | Rent PA | Parking | Comments |
|------------------------|---------------------|------------------------|---------|---------|----------------------------|
| Level 1 Workspace 1.02 | 122 | Contact Agent | | 0 | Full fitout with furniture |
| Level 1 Workspace 1.03 | 101 | Contact Agent | | 0 | Full fitout with furniture |
| Level 3 Workspace 3.02 | 501 | Contact Agent | | 0 | Full fitout with furniture |
| Level 8 Workspace 8.01 | 319 | Contact Agent | | 0 | Custom fitout |
| Level 8 Workspace 8.02 | 394 | Contact Agent | | 0 | Custom fitout |

Location:

221 London Circuit is a 12-storey commercial office building with views of Lake Burley Griffin and Canberra City.

Description:

Molonglo has recently completed interior refurbishments at 221 London Circuit, creating superior high end office workspaces.

This property is in a sought-after location, located in the Canberra CBD with easy public transport access. Situating your business at 221 London Circuit offers quality ground floor coffee, food, and beverage vendors for your employees.

The attractive internal workspaces have been recently refurbished, presenting as a unique but modern place to work. Interior features of the building include polished concrete flooring, quality carpets, stone kitchen benchtops and furniture from local designers. Reflecting the sophistication encompassed throughout the entire building available for Lease are multiple office spaces that have been equipped with a brand-new fit out.

Each space is fitted out with Herman Miller or Schiavello sit-stand desks and Steelcase task chairs. The workspaces feature collaboration areas, private and informal meeting rooms, kitchen breakout areas and end-of-trip facilities. Future upgrades to 221 London Circuit in 2023 include a 214-space multi-storey car park, additional secure tenant storage and upgraded end-of-trip facilities including showers and secure bike parking.

KEY FEATURES

- Generous window proportions which maximise spectacular views over Lake Burley Griffin and Canberra City
- Dedicated Building Manager
- Prominent building signage and sense of address
- NBN connectivity
- Free WiFi for guests on ground floor

WORKSPACES AVAILABLE

Level 3:

- Workspace 3.02 | 501sqm - Full fitout with furniture

Level 8:

- Workspace 8.01 | 319.10sqm - Custom fitout possible (New carpets & lighting already completed)
- Workspace 8.02 | 394.10sqm - Custom fitout possible (New kitchen, carpets & lighting already completed)

For further information please contact the Agents at Canberra Commercial to arrange an inspection.

Contact:

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| Abby Fulton | 0418 688 399 | afulton@canberracommercial.com.au |
| Michael Ceacis | 0409 321 126 | mceacis@canberracommercial.com.au |