

For Lease



221 London Circuit, CITY 2601

Superior high-end office workspaces

Unit	Area m ²	Rent \$/m ²	Rent PA	Parking	Comments
Level 1 Workspace 1.01	172	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	294	Contact Agent		0	Custom fitout
Level 8 Workspace 8.02	102	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 internals 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.

www.canberracommercial.com.au

P 02 6239 6888 | A 4 Kennedy Street, KINGSTON ACT 2604

MRER This report has been prepared by Canberra Commercial for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this report report does not tee any offer or contract of sale, it is provided as a guide only, and has been prepared in good faith and with due care. Potential purchasers must take note that the figures and calculations contained in this report report estate of the maximum of potential purchasers must take note that the figures and calculations contained in this report report estate does not be accessed of such information. Any projections contained in this report report estate of assed on assumptions that may be incomplete, incomplete, incorto or encouscie, or benefail purchasers must state for the set on the information that report report estate of the information that is contained in this report report relevant. The Vendid, Canbera Commercial, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, in or any other indexion to potential purchases for any loss or damage resulting material. The Vendid, Canbera Commercial, or their employees, agents or representatives will not be liable for any loss or damage resulting material. The property will be taked or soft as is and with any representation or warranty as is to condition, fitness for any particular purpose, or compliance with any representation or warranty as is to condition, fitness for any particular purpose, or compliance with any representation or warranty as is to condition. Intenses for any particular purpose, or compliance with any representation or warranty as is to condition. Intenses for any particular purpose, or compliance with any representation or warranty as is to condition. Intenses for any particular purpose, or compliance with any representating material.



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 1

- Workspace 1.01 | 172 sqm Full fiout
- Workspace 1.03 | 101 sqm Full fiout

Level 3: 10 x Private Workspaces Available in 4 pax or 6 pax configurations All north facing Fully fitted out with shared amenities Short or long term available

Level 7: 2 x Private Workspaces Available in 4 pax or 6 pax or 8 pax configurations Fully fitted out with shared amenities Short or long term available

Level 8

- Workspace 8.01 | 294 sqm Full fiout
- Workspace 8.03 | 102 sqm Full fiout
- Workspace 8.04 | 105 sqm Full fiout

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

Contact:

Michael Ceacis Theo Dimarhos 0409 321 126 0433 474 747

mceacis@canberracommercial.com.au tdimarhos@canberracommercial.com.au

www.canberracommercial.com.au

P 02 6239 6888 | A 4 Kennedy Street, KINGSTON ACT 2604