



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 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 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

0409 321 126

mceacis@canberracommercial.com.au

Theo Dimarhos

0433 474 747

tdimarhos@canberracommercial.com.au