



## 4 Mort Street, CITY 2601

*Be the Employer of choice in desirable market*

Unit	Area m <sup>2</sup>	Rent \$/m <sup>2</sup>	Rent PA	Parking	Comments
Level 1	720	Contact Agent		1	
Level 2	1,008	Contact Agent		1	
Level 4	1,008	Contact Agent		1	
Level 5	1,008	Contact Agent		1	

### Location:

Located within Canberra's CBD, 4 Mort Street is in the city's prime restaurant precinct. Situated within a close proximity to cafes, restaurants, picturesque public open spaces and designer retail outlets on Bunda Street.

### Description:

Located within Canberra's CBD, 4 Mort Street is situated within the City's prime restaurant precinct.

The office spaces available provide tenants with a socially active environment, where people want to come to work and encourage collaboration, productivity, flexible working conditions and high staff retention.

The location of the building offers first-class access to Canberra's extensive transport networks, including the City's main arterial road, Northbourne Avenue, the City Bus Interchange, the light rail, and numerous bicycle tracks.

### Current Vacancies:

Level 2 - 1,008 sqm  
Level 4 - 1,008 sqm  
Level 5 - 1,008 sqm.

Tenancies can be made up of a number of floors to suit your requirements.

Level 1, 2 and 4 provides a near-new turnkey Commonwealth Government grade quality fitout. The fitout includes seat-to-stand electric desks, CAT8 data cabling, executive offices, boardroom/meeting rooms and loose furniture. The premises are rated to Zone 2 security.

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Level 5 is fully refurbished. It is functional and efficient, including LED lights, ceiling tiles, carpet, and paint. The fitout in place includes 5 offices, a boardroom, a senior executive office, a kitchen/break-out area, and a utility room.

The bathrooms on each floor of the building are currently being fully refurbished to a modern standard.

4 Mort Street has a NABERS certificate achieving 4.5-star NABERES.

Modern shower amenities are located on the ground floor of the building. The End of Trip services includes bicycle parking, male and female showers, lockers, and storage facilities.

Building signage rights is available.

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