



**FITZROY**

**Mezzanine S/ 145 Smith Street**

Property ID: 500851998

**FITTED OFFICES!**

- Sensational New Fitout
- Desirable City Fringe Location
- Disability Access

Located on the west side of Smith Street in the heart of cosmopolitan Fitzroy with tram at the door. Victoria Parade within easy walking distance.

Contemporary office space of 382m<sup>2</sup> approx in this unique building constructed circa 1911.

- \* New fitout includes meeting rooms, quiet rooms, workstations & new kitchen.
- \* Modern bathrooms.
- \* EOT Facilities.
- \* Perfect for circa 30 staff.
- \* Brilliant central Fitzroy location.
- \* 8 basement car parks.
- \* Good natural light
- \* Popular cafes, bars & restaurants at the door.

Join Lululemon, Hommey, Aesop and others in this desirable precinct.

**KEY INFORMATION:**

<b>Property Type:</b>	Office, Office / Showroom, Other
<b>Office m<sup>2</sup>:</b>	382
<b>Total m<sup>2</sup>:</b>	382 sqm approx
<b>Annual Rent:</b>	\$ 143,632 PA Net + GST
<b>Outgoings:</b>	Payable by Lessee & estimated at \$86m <sup>2</sup> per annum
<b>Car Parking:</b>	8 basement car parks \$270 pcm each
<b>Availability:</b>	Now
<b>NABERS:</b>	4.5 Star NABERS Energy Rating

**CONTACT AGENT:**

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