

# 12 Waterloo Road, Macquarie Park



## For Lease

### PROPERTY INFORMATION

A boutique office building, 12 Waterloo Road is configured by ground and 3 upper floors of office space, a childcare centre, basement and external car spaces and is complimented by landscaped gardens. Each floor has a large balcony, male/female amenities and a kitchenette. The windows are predominantly floor to ceiling height, providing excellent levels of natural light.

### LOCATION INFORMATION

Located within close proximity to main arterial roads and the Macquarie Park metro station, the property is located directly opposite The Governor Hotel.

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 Onsite Carpark

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<b>NABERS</b>	1.5-Star NABERS Energy Rating
<b>Carparking</b>	\$3,000 per space per annum + GST
<b>Outgoings</b>	Estimated @ \$110.00/sqm
<b>Grade</b>	B Grade

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\*All prices quoted excl. GST

Level/Suite	Area SQM	Rent PSM/PA	Outgoings PSM/PA	Annual Rent + Outgoings	Lease Type	Comments
1/S1.01	244	\$370	\$110.00	\$117,120	Direct	UNDER OFFER. Existing fit out including boardroom, meeting room, open plan workspace and kitchen/breakout area.
3/3.02	317.6	\$370	\$110.00	\$152,448	Direct	Existing fitout.