

4 Broadcast Way, Artarmon



For Lease





PROPERTY INFORMATION

A-Grade office building comprising of five levels of office space, ground floor cafe and secure basement car parking. The top floor enjoys its own terrace entertaining area whilst the upper floors benefit from district views.

LOCATION INFORMATION

Gore Hill Business Park is strategically located between St Leonards and Artarmon on Sydney's Lower North Shore. With Pacific Highway frontage, the precinct services its own private road network accessed via Campbell Street and is approx. 1 km north of St Leonards Forum and Train Station.



-  End of Trip Facilities
-  Onsite Carpark
-  Nearby Transport
-  Views

NABERS	5 Star NABERS Energy Rating
Carparking	Car parking charged @ \$500/space per month + GST
Outgoings	Estimated @ \$106.43/sqm
Grade	A 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
3/00	2362.5	\$580	\$106.43	\$1,621,691	Direct	Whole floor with good quality fit out incorporating, reception/waiting area, meeting rooms, executive offices, open plan workspace and big kitchen/break out area.
5/00	1595	\$580	\$106.43	\$1,094,856	Direct	Whole floor with existing fitout + the benefit of large balconies with district views. Available January 2027.