

924 Pacific Highway, Gordon



For Sale

PROPERTY INFORMATION

Comprises of 4 large office floors and 3 levels of car parking. A Grade accommodation with 2 lifts and 2 air-conditioning plant rooms per floor. Features include a striking 4 level full height building entry lobby, landscaped gardens and a large communal BBQ area and entertainment area on the rooftop.

LOCATION INFORMATION

924 Pacific Highway is approximately 17 kms from the Sydney CBD on Sydney's Upper North Shore, and around 4 kms north-east of North Ryde/ Macquarie Park. Occupies a prominent location on the corner of the Pacific Highway/ Ryde Road intersection. Main entrance and car access from Fitzsimons Lane.

Carparking	@ \$180 per space per month + GST
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Outgoings	Estimated @ \$124/sqm
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*All prices quoted excl. GST

Level/Suite	Area SQM	Outgoings PSM/PA	Lease Type	Sale Price	Comments
1/1.01	119	\$124.00	Direct	\$773,500	Open plan. 4 car spaces.
1/1.02	152	\$124.00	Direct	\$1,064,000	Open plan. 6 car spaces.
1/1.03	169	\$124.00	Direct	\$1,225,250	Open plan. 6 car spaces
1/1.04	129	\$124.00	Direct	\$967,500	Open plan. 5 car spaces.
1/1.05	172	\$124.00	Direct	\$1,247,000	Open plan. 6 car spaces.