

FOR LEASE



*UNIT 1
44 BORTHWICK AVENUE
MURARRIE*



*PROUDLY OWNED AND MANAGED BY
PACIFIC PROPERTIES*

LOCATION

- PRIME POSITION IN PRESTIGE METROPLEX ESTATE
- 15 MINS TO CBD/AIRPORT/PORT OF BRISBANE
- 800 METRES TO GATEWAY BRIDGE
- ACCESS TO ALL MAJOR TRANSPORT ROUTES
- QUALITY CORPORATE NEIGHBORHOOD

BUILDING

- EXCELLENT STREETSIDE SIGNAGE
- CORPORATE QUALITY MODERN TILT SLAB CONSTRUCTION AND HIGH QUALITY OFFICE FITOUT
- 18 CARPARKS ON SITE INCLUDING 10 UNDERCOVER
- SHARED OUTDOOR BBQ AREA
- FREESTANDING BUILDING WITH ONLY 1 OTHER TENANT ON SITE

OFFICE

- FULLY AIR CONDITIONED AND CARPETED OFFICE
- OFFICE REFURBISHMENT TO BE COMPLETED BEFORE OCCUPATION
- SUSPENDED CEILING WITH RECESSED LIGHTING
- MALE AND FEMALE AMENITIES
- LARGE KITCHEN AND LUNCH ROOM
- OPEN PLAN LAYOUT WITH 1 LARGE BOARDROOM

OPEN PLAN OFFICE



BOARDROOM



OUTDOOR BBQ AREA



UNDERCOVER CARPARKS



DETAILS

- ADDRESS – UNIT 1, 44 BORTHWICK AVENUE
MURARRIE, BRISBANE
QLD 4172
- ZONING – OFFICE USE
- SIZE 465 m²

- TERM : 5 YEARS PREFERRED
- AVAILABLE FROM NOVEMBER 1 2019
- FULL MAKE GOOD TO BE COMPLETED PRIOR TO OCCUPATION
- ASKING ANNUAL RENT - \$290 m² \$134,850.00 p/a*

- OUTGOINGS – PAYABLE BY LESSEE
ESTIMATED AT \$30,141.38 p/a*

- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM*

- GUARANTEES – 6 MONTH BANK GUARANTEE

- * NOTE – PLUS G.S.T.

LESSOR INFORMATION

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN
TRUST.

ABN: 34 850 162 014

ADDRESS – 1/11 PALMER PLACE
MURARRIE, QLD 4172

PHONE – 07 3390 5966

FAX – 07 3390 8620

CONTACT – RUSSELL BEAUCHAMP 0413629041
PAUL CUTMORE 0403579998