## 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

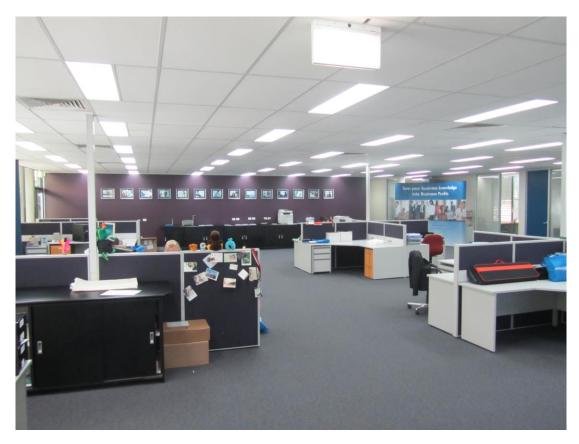
#### **BUILDING**

- 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 m<sup>2</sup>
- 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