

July-10

SITE INSPECTIONS:
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Seven Hills, Auburn & Lidcombe

SUBURB	PROPERTY	UNIT	AREA SQ.M				NET RENT		OUTGOINGS*	PARKING		AVAIL.	NOTES
			Office	Warehouse	Total	Plus Yard / Hardstand	\$psm	\$PA	\$psm	Spaces	\$pa each		

Outgoings are current budget.

GLENDENNING 97 Glendenning Road Cnr.Power St & Whitehead Court **PRE LEASE OPPORTUNITY** on site of 4,408sqm in prime emerging corner location close to the M7 western orbital Glendenning on/off ramp. **DA approved for 4 unit development**

LANE COVE Lane Cove Business Park **Building F 'Parkview'** **VISIT www.lanecovebusinesspark.com.au**
16 Mars Road & 1 Lincoln Street

First (top) floor



F4-6	688.40	0.00	688.40	\$240.00	\$165,216	\$49.50	20	0	Dec-10	THE BEST Fully fitted out offices and laboratory with brilliant natural light and views. Essential inspecting!
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F702	104.00	0.00	104.00	\$230.00	\$23,920	\$48.20	2	0	Now	Modern High- Tech Units with great views, abundant natural light with ample free parking.
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F703	107.00	0.00	107.00	\$230.00	\$24,610	\$48.20	2	0	Now	Unit F7 now being offered as smaller units. <small>Areas indicated subject to PCA survey</small>
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F704	69.00	0.00	69.00	\$210.00	\$14,490	\$47.00	2	0	Now	
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F705	71.00	0.00	71.00	\$210.00	\$14,910	\$47.00	2	0	Now	
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F706	96.00	0.00	96.00	\$210.00	\$20,160	\$47.00	3	0	Now	
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F707	103.00	0.00	103.00	UNDER OFFER			3	0	Now	
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F13	418.30	0.00	418.30	\$205.00	\$85,752	\$48.20	10	0	Now	QUALITY Fitted out offices, impressive entry foyer, plenty of parking.
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Ground floor

F40	196.70	0.00	196.70	\$180.00	\$35,406	\$44.00	5	0	Now	Last "Shell" unit on this level that can be finished to suit an occupier's needs.
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Lower ground floor

F29	184.20	0.00	184.20	\$220.00	\$40,524	\$36.00	5	0	Oct-10	NEW ON MARKET - Self contained Hi tech office & production unit overlooking Blackman Park on the popular lower ground floor along from the Cove café.
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Other office units

G1	150.00	625.00	775.00	\$150.00	\$116,250	\$0.00	3	0	Now	STUDIO WORKSPACE - on first floor with own entrance, good natural light and competitive gross rental.
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AUBURN










4	199 Parramatta Road	751.00	625.00	1,376.00	\$165.00	\$227,040	\$41.00	26	0	Now	PRIME warehouse/office unit, CORNER LOCATION on Parramatta Rd.with great exposure. Quality office & tech area fitout, 2 roller doors to warehouse. Lots of parking - Great unit!
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LIDCOMBE



4	82 Parramatta Road	0.00	749.50	749.50	\$Neg	\$Neg	TBC	8	0	Feb-10	Situated on Parramatta Road and minutes from M4 motorway. Great value showroom/warehouse with ample customer parking.
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SUBURB	PROPERTY	UNIT	AREA SQ.M				NET RENT		OUTGOINGS*	PARKING		AVAIL.	NOTES
			Office	Warehouse	Total	Plus Yard / Hardstand	\$psm	\$PA	\$psm	Spaces	\$pa each		
SEVEN HILLS 	16 Powers Road	4	24.00	238.00	262.00		\$110.00	\$28,820	\$35.93	4	0	Now	CLEAR span warehouse/office unit within easy walk of Seven Hills railway station & bus terminal.
SEVEN HILLS 	22 Powers Road	B2	0.00	533.14	533.14		\$105.00	\$55,980	\$27.09	6	0	Now	Avail Oct 2010 Modern warehouse space with 3 roller doors in secure, popular estate with B-Double access, ample parking & on site café.
SEVEN HILLS 	22 Powers Road	E2	104.00	406.00	510.00		\$110.00	\$56,100	\$27.09	9	0	Now	Modern Office and warehouse storage with great access in a secure estate
SEVEN HILLS 	22 Powers Road	F3A	63.72	0.00	63.72		\$250.00	\$15,930	\$27.09	2	0	Now	Small Office in popular security estate.
SEVEN HILLS 	22 Powers Road	J2	52.00	0.00	52.00		\$250.00	\$13,000	\$27.09	2	0	Now	NEW ON MARKET Fantastic office in landmark building with great exposure to Prospect Hwy. Entire ground floor. Available 15 October 2010.
SEVEN HILLS 	167 Prospect Hwy	5	414.50	0.00	414.50		\$210.00	\$87,045	\$29.85	11	0	Oct-10	NEW ON MARKET Fantastic office in landmark building with great exposure to Prospect Hwy. Entire ground floor. Available 15 October 2010.
SEVEN HILLS 	183 Prospect Hwy	B2	0.00	916.00	916.00		\$ 85.00	\$ 77,860	\$22.50	tba	0	Now	GREAT VALUE warehouse unit with ample parking and access to both Prospect Hwy and Powers Road. just a short walk (200m) to Seven Hills Railway Station and Bus Terminal. Ample power supply.

COMMERCIAL PROPERTIES FOR LEASE

July-10




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SUBURB	PROPERTY	UNIT	AREA SQ.M				NET RENT		OUTGOINGS	PARKING		AVAIL.	NOTES
			Office	Showroom	Warehouse	Total	\$psm	\$PA	\$psm	Spaces	\$pa each		
NORTH SYDNEY													
	233 Pacific Highway	Whole building - can split	443.00	0.00	0.00	443.00	\$ 200.00	\$ 88,600	\$67.00	2	4,200	Now	SELF CONTAINED fitted out character building with own entrance, Pacific Hwy exposure and rear access from Angelo St. Unique loft floor - Ideal "straight" or creative space. May split (327 sq.m & 97 sq.m).
	22 Angelo Street	Whole	205.0	0.00	0.00	205.00	\$ 280.00	\$ 57,400	\$79.00	2	4,200	Dec-09	DESIRABLE creative space with own entrance in convenient North Sydney location. Brilliant natural light . Parking. A "must" to inspect.
	174 Pacific Highway	7	141.0	0.00	0.00	141.00	\$ 350.00	\$ 49,350	\$0.00	Available		Jan-10	PERFECT self contained office premises with enormous ambience - reception, kitchenette, meeting & storage rooms, partitioned office & open plan area. Balcony . Gross rental.

DEALS TO BE DONE!! Any of the above can be modified to suit users' requirements.