

For Lease.

belle COMMERCIAL
PROPERTY



PARKSIDE 180 Greenhill Road

Quality Corporate Offices

Only one ground floor tenancy remains in this superbly positioned fringe building.

180 Greenhill Road offers an exclusive opportunity to make your business home in a premier two-level modern office building in the Adelaide Fringe precinct opposite Adelaide's picturesque south Parklands.

Key Highlights:

- 1,110.2 sqm*
- Large floor to ceiling windows with double glazing
- Abundant natural light
- Stunning Parklands outlook
- Abundant Car Parking
- Upgraded amenities
- Lift access to all levels
- Building Naming Rights Available
- Nabers 4.0 stars



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Lease details.

Address	180 Greenhill Road, Parkside SA
Floor Area	Office NLA approx 1,110.2 sqm
Use	Commercial Office
Indicative Lease Terms	
Tenancy	Ground Floor Front – (Suite G.01)
Semi - Gross Rent	\$425/sqm (plus GST) per annum
Outgoings	Increase over Base Year
Car parking	40 x reserved @ \$100 per park per month (plus GST)
End of Trip	New amenities with showers and lockers
Accessibility	Lift access / Disabled car park / amenities
Available	Immediate
Term	Preferred 3-5 years
Rent Reviews	Annually by 4.5% and to market at renewal
Security	Bank Guarantee and Directors Guarantees



NOTES:
1. AREAS MARKED AS * INDICATE INACCESSIBLE AT TIME OF SURVEY

JAFFREY STREET



METHOD OF MEASUREMENT

AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER
INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA)
METHOD OF MEASUREMENT FOR LETTABLE AREA (2008)

(SURVEY DATE 08/08/2024)

GUIDELINES USED

NET LETTABLE AREA

ALL PARTIES USING THE AREAS EXPRESSED HEREIN, SHOULD AGREE
WITH THE BOUNDARY DEFINITIONS, THIS PLAN WAS PRODUCED FOR
THE CALCULATION OF FLOOR AREAS ONLY

SCHEDULE OF AREAS

GROUND FLOOR

SUITE G.01

SUITE G.02

TOTAL AREA

1,110.2 m²

833.9 m²

1,944.1 m²

LETTABLE AREA



THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

LEGEND
INT - INTERNAL FACE
EXT - EXTERNAL FACE
G/L - CENTRELINE WALL
G/L - GLASS LINE



0 2 4 6 8 10
SCALE 1 : 250

CLIENT:	BELLE PROPERTY	LETTABLE AREA PLAN GROUND LEVEL, 180 GREENHILL ROAD, PARKSIDE, SA	DATE:	14/08/2024	REV:	0	Australia¹ New Zealand REALSERVE Start confident.	Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning ph. 08 8294 0704 www.realserve.com.au
			REF:	90176	DRAWN:	JD		
			SURVEYED:	JD	CHECKED:	JD		
			SCALE:	1:250 @ A3	SHEET:	1 OF 1		

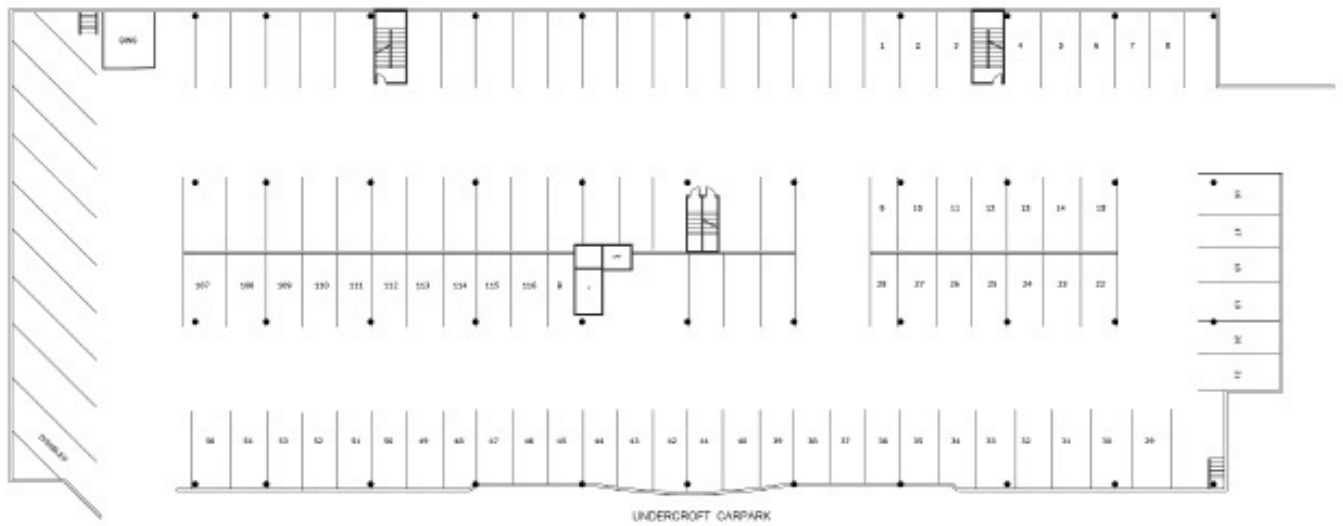
Available Areas:

Ground Floor

Tenancy 1 (Suite G.01) - 1,110.2 sqm*

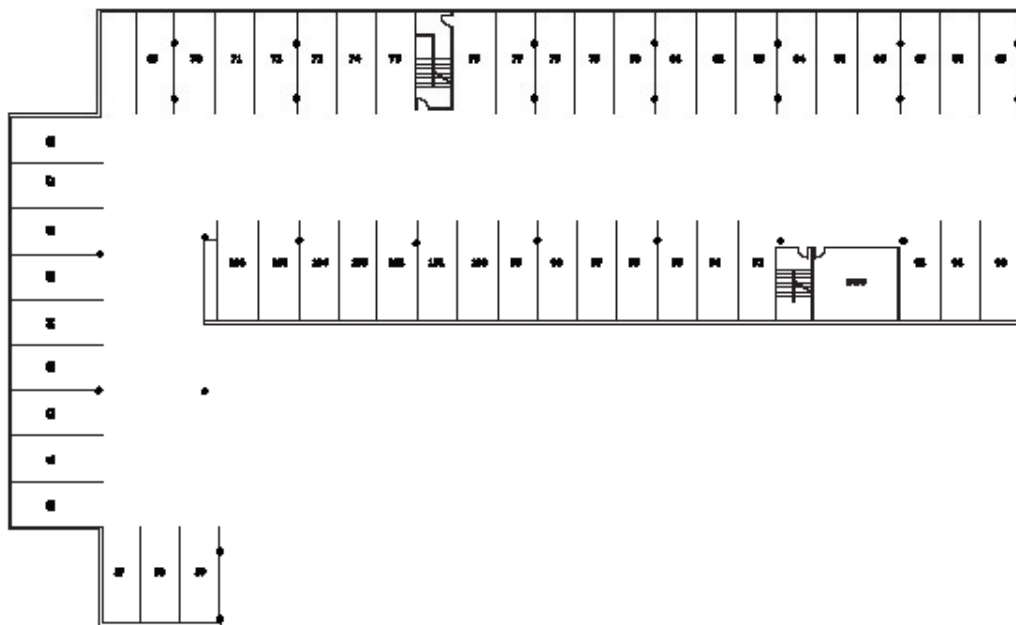
Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given and interested parties must rely on their own enquiries. Belle Property Commercial Adelaide (ABN 54 625 130 841) All measurements are approximates only. RLA 287133

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180 Greenhill Road, Parkside

Undercroft Car park



Basement Car Park