

# SUBLEASE OPPORTUNITY FOR LEASE

## LVL 1, 175 LABOUCHERE ROAD | COMO



### FURNISHED OFFICE SPACE | REDUCED RENT

**Area:** Est 193 m<sup>2</sup> **Gross Rent:** \$85,000.00 PA, plus GST  
Discounted Gross Rental, due to maximum Lease Term of 12 months.

These well-located offices sit in the heart of Como and offer a straightforward, short-term leasing opportunity ideal for a growing business.

The space is available via sub-lease from the existing tenant on Level 1, with a 12-month lease term on offer. The offices are currently furnished, with the option to remove furniture to suit your needs.

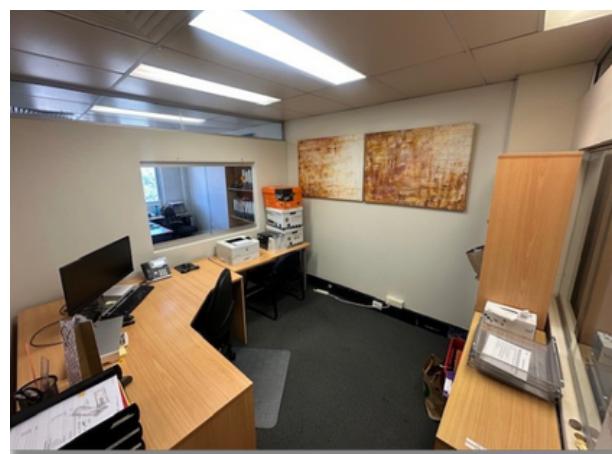
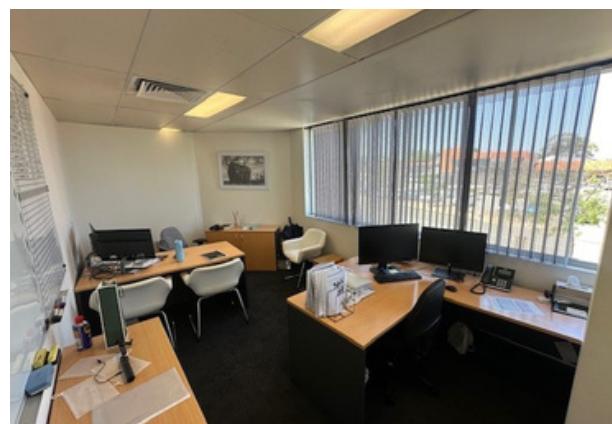
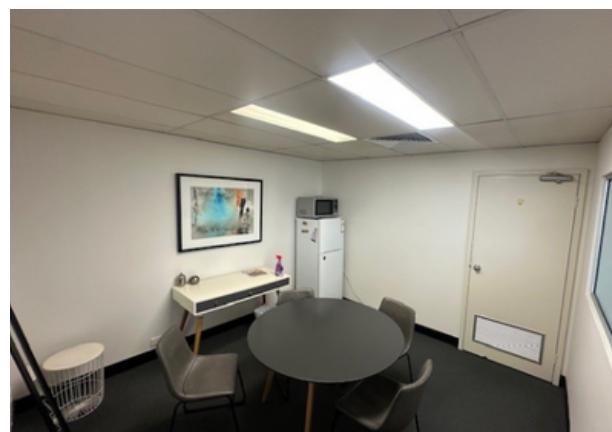
Shared Level 1 amenities include a kitchen and bathroom facilities. The tenancy also includes four exclusive-use car bays at no additional cost. There is ducted airconditioning throughout.

Positioned among popular cafés and retail destinations, this presents a unique opportunity for the right business to secure a prime location at a reduced rate.

**Churchill Knight**

REAL ESTATE AGENTS

**Ivor Cohen | 0418 923 652**  
**Jason Cohen | 0408 776 606**  
**08 9422 3600**



## KEY FEATURES INCLUDE

Furnished or Unfurnished

### Available NOW

Includes 4 Car Bays (No Further Cost)

Access to Kitchen and Bathroom Facilities

Meeting Room and Large Reception Area

Large Partitioned Offices for Privacy

Plenty of Natural Light

Ducted Air Conditioning Throughout

Prime Location for Reduced Rates

Call us today to book a private inspection or for more information.

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