



LV 2, 29 FLYNN STREET WEMBLEY

MODERN OFFICE SPACE - STRONG TERMS FOR STRONG INCENTIVES

Positioned on the prominent corner of Herdsman Road and Flynn Street, this beautifully appointed building offers an exceptional commercial opportunity in the heart of Wembley. Adjacent to the thriving Herdsman shopping precinct - featuring a gourmet food market, fitness centre, café, and post office - and just steps from the tranquil surrounds of Herdsman Lake, this location combines convenience with natural beauty.

Finished to a high standard, this office space enjoys an abundance of natural light and sweeping green views, creating a productive and inspiring work environment. With its modern appeal and prime location, this Business Centre offers incredible potential.

Don't miss this opportunity to secure a prime position in one of Perth's most desirable commercial precincts.

PROPERTY HIGHLIGHTS

- SPACIOUS COLUMN FREE FLOORS
- ULTRA-MODERN DESIGN
- FRESH PAINT AND CARPETING
- BLANK CANVAS
- FANTASTIC NATURAL LIGHT AND VIEWS
- ABLE TO BE SUB DIVIDED
- SIGNAGE OPPORTUNITY ON BUILDING FACIA
- GREAT EXPOSURE
- 54 SECURE CAR BAYS AVAILABLE FOR A FEE
- 2 LIFT ACCESS
- 2.5 NABERS STAR RATING
- END OF TRIP FACILITY

PROPERTY PROFILE

LEVEL 2 - OFFICE

AREA 1271 m2 (can be sub-divided)

RENT \$381,300.00 PA plus GST

OUTGOINGS \$158,875.00 PA plus GST

Churchill Knight

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