

2A Hartington Street, Glenroy - Tenancy Schedule

Suites	Occupancy	Lease Term	Options	Commencement	Net Rental P.A. (plus outgoings and GST)	Outgoings	Rent Review	Area (m2)	Notes
1, 2, 101, 105-112	Orygen Youth Health Reseach Centre	Five (5) years	Five (5) years	4 October 2024	\$ 263,907.20		Fixed annual increases of 4%	616	
102	Glenroy Osteopathy Hub Pty Ltd	Five (5) years	Five (5) years	31 March 2021	\$ 27,318.24		Fixed annual increases of 3%	51	Vacating 31 March 2026
103	Horizon Club Pty Ltd	One (1) year	Nil	Settlement	\$ 29,500.00		Nil	53	
104	Vacant	-	-	-	-		-	49	
113	Haven of Care Pty Ltd	Two (2) years	Two (2) years + Two (2) years	14 October 2025	\$ 18,000.00		Fixed annual increases of 3%	50	
114	Melbourne City Mission	Five (5) years	Three (3) years + Two (2) years	1 November 2025	\$ 18,000.00		Fixed annual increases of 4%	47	
115	Horizon Club Pty Ltd	One (1) year	Nil	Settlement	\$ 18,000.00		Nil	47	
116	Horizon Club Pty Ltd	One (1) year	Nil	Settlement	\$ 15,000.00		Nil	47	
117	Pascoe Criminal Law Pty Ltd	Three (3) years	Three (3) years	28 April 2025	\$ 15,000.00		Fixed annual increases of 4%	47	
118	Octec Limited	Eighteen (18) months & 26 days	Nil	4 December 2023	\$ 22,713.60		Fixed annual increases of 4%	50	Vacating 5 December 2025
119	Innovative Care Services Pty Ltd	Three (3) years	Three (3) years	18 December 2023	\$ 17,679.96		Fixed annual increases of 4%	48	
120	Horizon Club Pty Ltd	One (1) year	Nil	Settlement	\$ 15,000.00		Nil	45	
Total Net Rental P.A.					\$ 460,119.00			Net Lettable Area: 1,152 sqm*	