

LEASE

81-89 HUTT STREET (CNR WAKEFIELD STREET), ADELAIDE



New and Modern First Floor Offices - Fully Fitted Out

- Fantastic opportunity to secure an almost new fitout in a fully air conditioned tenancy
- Exceptional layout and natural light
- 247 sqm* quality space with open plan layout
- Kitchen and wet areas within tenancy
- 24 workstations and 2 meeting rooms
- Lift access and disabled facilities
- Directly adjacent Bocelli Cafe, near Calvary Wakefield Hospital
- Close to cafes and the buzz of Hutt Street with easy access to the CBD and Fringe
- On-site car parking available

Gross Rental	\$450 per square metre per annum plus GST
Car Parks	\$250 plus GST per park per month
Lease Term	3-5 Years
Rent Reviews	3% annually, market at lease renewal

FOR FURTHER DETAILS AND TO ARRANGE AN INSPECTION CONTACT:

CHARLIE CARUSO
0402 632 140
ccaruso@adl.mcgees.com.au

PHILLIP JONCHEFF
0412 231 645
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Hutt Street Frontage



Ground Floor Lobby



First Floor Lobby

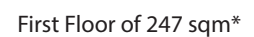


Car Park

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