



FOR SALE - VACANT POSSESSION



Chatswood, 28 Barcoo St

| Unit | Office sqm | W/house sqm | Total sqm | Sale Price | Cars | Description |
|------|------------|-------------|-----------|------------|------|--|
| 48 | 62 | 165 | 227 | \$700,000 | 2 | Modern office and warehouse unit, the unit features a high roller door, kitchenette and office space upstairs. |

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45



Gladesville, 1 Jordan St

| Unit | Office sqm | W/house sqm | Total sqm | Sale Price | Cars | Description |
|------|------------|-------------|-----------|------------|------|--|
| 31 | 89 | - | 89 | \$475,000 | 2 | The suite has a section partitioned off for filling or small storage. Fully fitted out office suite with water views and overlooking Homebush. |
| 33 | 94 | - | 94 | \$629,950 | 3 | |

Contact Andrew Holgate 0433 33 75 55



Hunters Hill, 53-55 Gladesville Rd

| Unit | Office sqm | W/house sqm | Total sqm | Sale Price | Description |
|------|------------|-------------|-----------|------------|--|
| 7 | 116 | - | 116 | \$649,000 | Functional office space in village lifestyle environment. Very central and easy access to CBD. 2 Car spaces. |

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45
or Andrew Holgate 0433 33 75 55



Norwest, 4 Columbia Court

| Unit | Office sqm | W/house sqm | Total sqm | Sale Price | Cars | Description |
|------|------------|-------------|-----------|-----------------|------|---|
| 4.2 | 673 | - | 673 | Auction 8.12.09 | TBA | Nexus includes a business lounge, cafe and Focus Health and Fitness centre. |

Contact Barry Johnston 0412 60 60 30

Nexus boasts the latest in IT and phone systems with services for reception, office support and boardrooms on a user pays basis.
NB: the 673sqm area includes approx 673sqm of exclusive use area in accordance with by-laws.



North Ryde, David Avenue

| Unit | Office sqm | W/house sqm | Total sqm | Sale Price | Cars | Description |
|------|------------|-------------|-----------|------------|------|---------------------------------------|
| 21 | 87.2 | - | 87.2 | \$485,000 | | Includes carspace and lock up garage. |

Contact Barry Johnston 0412 60 60 30



FOR LEASE



Northern Suburbs

CHATSWOOD, 28 Barcoo St

| Unit | Office sqm | W/house sqm | Total sqm | Rental per sqm | Gross Total Rental PA | Cars | Description |
|------|---------------|----------------|--------------|-------------------|--------------------------|------|--|
| 48 | 62 | 165 | 227 | \$176 | \$40,000 | 2 | Modern office and warehouse unit, the unit features a high roller door, kitchenette and office space upstairs. |

Outgoings estimated @ \$ psm pa for the initial year.
Contact Andrew Holgate 0433 33 75 55

EPPING, 16-18 Cambridge St

| Level | Office sqm | W/house sqm | Total sqm | Net Rental per sqm | Net Total Rental PA | Cars | Description |
|-------|---------------|----------------|--------------|-----------------------|------------------------|------|--|
| 1 | 150 | - | 150 | \$270 | \$40,500 | | Basement Car Parking: \$200 per space per month + GST. |
| 2 | 130 | - | 130 | \$270 | \$35,100 | | On-Grade Car Parking: \$125 per space per month + GST |
| 3 | 192 | - | 192 | \$270 | \$51,840 | | |
| 3 | 100 | - | 100 | \$270 | \$27,000 | | |
| 4 | 62 | - | 62 | \$300 | \$18,600 | | |

Outgoings estimated \$90psm pa + GST (approx) Contact Tom Merrett 0401 48 48 45

EPPING, 3 Carlingford Rd

| Unit | Office sqm | W/house sqm | Total sqm | Net Rental per sqm | Net Total Rental PA | Cars | Description |
|-------|---------------|----------------|--------------|--------------------------|------------------------|------|---|
| 1.01A | 153 | - | 153 | \$310 | \$47,306 | 3 | Car Parking: \$200 per space per month + GST. |
| G3 | 110.3 | - | 110.3 | \$325 | \$35,848 | 2 | |
| 204 | 229.2 | - | 229.2 | \$310 | \$71,052 | 0 | |

Outgoings estimated \$97.91 psm pa + GST (approx)
Contact Tom Merrett 0401 48 48 45 - Balmoral Partners

EPPING, 37 Oxford St

| Level | Office sqm | W/house sqm | Total sqm | Net Rental per sqm | Net Total Rental PA | Cars | Description |
|------------|---------------|----------------|--------------|-----------------------|------------------------|------|--|
| G1 | 461 | - | 461 | \$300 | \$138,300 | 12 | Cambridge Business Park. |
| Part Lvl 1 | 153 | - | 153 | \$300 | Terms Agreed | 4 | Car parking \$1,900 per space pa + GST |
| 2 | 1271 | - | 1271 | \$300 | Terms Agreed | 35 | |

Outgoings estimated \$69.26 psm pa + GST (approx)
Contact Tom Merrett 0401 48 48 45



Northern Suburbs Cont'd



LANE COVE, 19 Orion Rd

| Unit | Office sqm | W/house sqm | Total sqm | Net Rental per sqm | Net Total Rental PA | Cars | Description |
|------|------------|-------------|-----------|--------------------|---------------------|------|---|
| 19 | 2082 | 1860 | 3942 | \$175 | \$689,850 | 79 | The building has been refurbished. A parking rental may apply to office only tenants - to be confirmed. |
| L2 | 1024 | - | 1024 | \$210 | \$215,040 | 25 | |

Outgoings estimated \$42.5 psm pa + GST

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45 - Balmoral Partners



NORTH RYDE, 21 David Ave

| Street No. | Office sqm | W/house sqm | Total sqm | Gross \$ Rent + GST | Gross \$ Rent (per week) + GST | Avail | Description |
|------------|------------|-------------|-----------|---------------------|--------------------------------|-------|----------------------------|
| 21 | 87.2 | - | 87.2 | \$26,000 | \$500 | Now | Excellent parking at door. |

Gross rent

Contact Barry Johnston 0412 60 60 30

Some storage available at an additional cost.
Agents' interest.



NORTH RYDE, 71 Epping Rd

| Unit | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|-------------|------------|-------------|-----------|----------------|-----------------|------|---|
| Lvl 1 | 619 | - | 619 | \$220 | Leased | 14 | Parking available at \$1,000 ps pa + GST. |
| Lvl 1 Ste 1 | 308 | - | 308 | \$220 | \$67,760 | 6 | |

Outgoings estimated @ \$70 psm pa + GST

Contact Tom Merrett 0401 48 48 45



NORTH RYDE, 11-17 Khartoum Rd

| Level | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|------------|------------|-------------|-----------|----------------|-----------------|------|--|
| Part Lvl 3 | 474.4 | - | 474.4 | \$330 | - | TBA | Full fit-out including workstations, reception area, large boardroom, training room and offices. |
| Warehouse | - | 445 | 445 | \$215 | - | | |
| Total | 474.4 | 445 | 919.4 | \$274 | - | | Parking - \$1,200 per space pa + GST |

Gross rental.

Contact Tom Merrett 0401 48 48 45

Warehouse now available.



NORTH RYDE, 1 Richardson Place

| Unit | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|-------|------------|-------------|-----------|----------------|-----------------|------|--------------------------------------|
| Gnd | 206.3 | - | 206.3 | \$280 | \$57,764 | 5 | Workstations are currently in place. |
| Gnd | 200.7 | - | 200.7 | \$280 | \$56,196 | 6 | |
| Lvl 1 | 1,180 | - | 1,180 | \$270 | \$318,600 | 30 | |

Outgoings estimated @ \$75.88 psm pa + GST

Contact Tom Merrett 0401 48 48 45



Northern Suburbs Cont'd



NORTH RYDE, 1 Talavera Rd

| Unit | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|------|------------|-------------|-----------|----------------|-----------------|------|--|
| 18 | 60 | 109 | 169 | \$255 | \$43,095 | TBA | Warehouse area may include some "other area" - eg stair / landing. |

Unit 18 - Outgoings estimated @ \$53 psm pa + GST

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45



NORTH RYDE, 35 Waterloo Rd

| Suite | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|-------------|------------|-------------|-----------|----------------|-----------------|------|---|
| G3 | 166.8 | - | 166.8 | \$270 | \$45,036 | 6 | Outgoings estimated @ \$66.45 psm pa for the initial year. |
| Unit 1 | 287 | - | 287 | \$228 | \$65,436 | | Parking - \$1,000 per space pa + GST |
| Part unit 1 | 287 | 1600 | 1887 | \$150 | \$283,050 | | 10sqm storeroom available. |
| Part unit 1 | 287 | 639 | 926 | \$167 | \$154,642 | | |
| Part unit 1 | 287 | 2239 | 2526 | \$145 | \$366,270 | | Unit 1 - Outgoings estimated @ \$64.16 psm pa for the initial year. |

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45



NORTH RYDE, 33 Waterloo Rd

| Unit | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|------|------------|-------------|-----------|----------------|-----------------|------|--|
| 4 | 120 | - | 120 | \$285 | \$34,200 | 4 | Fitted out and open plan office suites. Common boardrooms on-site for tenant usage. Opposite Macquarie Park Train Station. |
| 5 | 96 | - | 96 | \$265 | \$25,440 | 3 | |
| 12 | 180 | - | 180 | \$285 | \$51,300 | 5 | |
| 15 | 203 | - | 203 | \$310 | \$62,930 | 7 | |
| 17 | 122 | - | 122 | \$302 | \$36,947 | 3 | |
| 22 | 135 | - | 135 | \$285 | \$38,475 | 4 | |
| 25 | 127 | - | 127 | \$285 | \$36,195 | 3 | |

Outgoings estimated @ \$85 psm pa for the initial year. Parking - \$1,500 per space pa + GST

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45



NORWEST, 20 Lexington Drive

| Unit | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|-------|------------|-------------|-----------|----------------|-----------------|------|--|
| 3 | 2,161 | - | 2,161 | \$240 | \$518,640 | TBA | Quality large floor plates with great natural light and views. |
| 4 | 2,161 | - | 2,161 | \$240 | \$518,640 | TBA | Cars - \$1,500 pcs pa. |
| 3 & 4 | 4,322 | - | 4,322 | \$240 | \$1,037,280 | TBA | |

Outgoings estimated @ \$53 psm pa for the initial year.

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45



NORWEST, 7-9 Irvine Place

| Unit | Office sqm | W/house sqm | Total sqm | Rental per sqm | Total Rental PA | Cars | Description |
|-------|------------|-------------|-----------|----------------|-----------------|------|---|
| Total | 12,500 | - | 12,500 | TBA | TBA | TBA | Under construction. Completion due July 2010. |

Outgoings estimated @ \$TBA psm pa for the initial year.

Superb building with views.

Contact Barry Johnston 0412 60 60 30 or Tom Merrett 0401 48 48 45

Please note all rentals and rates exclude GST, which is payable in addition to figures quoted. (Unless indicated).

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