

FOR SALE - VACANT POSSESSION



Chatswood 28 Barcoo St										
Unit Office		W/house	Total	Sale Price Cars	Cars	Description				
	sqm	sqm	sqm	1700 000						
48	62	165	227	\$700,000	2	Modern office and warehouse unit, the unit features a high				
Contact Barry	Johnston 0412	60 60 30 or Tom	Merrett 0401	48 48 45	roller door, kitchenette and office space upstairs.					



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.
33	94	-	94	\$629,950	3	Fully fitted out office suite with water views and overlooking
Contact Andr	ew Holgate 043	3 33 75 55		•	Homebush.	



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



orwest, 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
ntact Parm	1.1			and Fitness centre.		
IIIIdel Daiiy	Johnston 0412	60 60 30				Nexus boasts the latest in IT and phone systems with services for
JIIIdel Dally	Jonnston 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 673sgm area includes approx 67sgm of exclusive use



North Ryde	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

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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				
Outgoings est	imated @ \$ nsr	n na for the initia	l vear				roller door, kitchenette and office space unstairs				

Contact Andrew Holgate 0433 33 75 55



Level	Office	W/house	Total	Net Rental	Net Total	C	Description
Level	vel sqm sqm sqm per sqm Rental PA	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		7
3	100	-	100	\$270	\$27,000		1
4	62	-	62	\$300	\$18,600		1



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	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

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Balmoral Partners Pty Ltd Unit 6 / 9 Myrtle St, North Sydney 2060 Ph: 9922 6066 Fax: 9922 6077 www.balmoralpartners.com.au





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
L2	1024	-	1024	\$210	\$215,040	25	office only tenants - to be confirmed.

Outgoings estimated \$42.5 psm pa + GST

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



NORTH RYD	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							Some storage available at an additional cost.					

Contact Barry Johnston 0412 60 60 30

Agents' interest.



NORTH RYD	NORTH RYDE, 71 Epping Rd											
Unit	Office	W/house	Total	Rental	Total Rental PA	Cars	Description					
Lvl 1	sqm 619	sqm -	sqm 619	per sqm \$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 sgm	Total Rental PA	Cars	Description		
Part Lvl 3	474.4	-	474.4	\$330	-	TBA	Full fit-out including workstations, reception area, large boardroom,		
Warehouse	-	445	445	\$215	-		training room and offices.		
Total	474.4	445	919.4	\$274	-		Parking - \$1,200 per space pa + GST		
Gross rental				Warehouse now available.					

Contact Tom Merrett 0401 48 48 45



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			

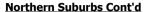
Outgoings estimated @ \$75.88 psm pa + GST

Contact Tom Merrett 0401 48 48 45

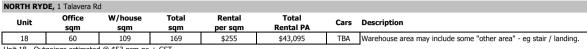
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Balmoral Partners Ptv Ltd Unit 6 / 9 Myrtle St, North Sydney 2060 Ph: 9922 6066 Fax: 9922 6077 www.balmoralpartners.com.au









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

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



NOKIH KYD	E, 35 Waterioo	ка					
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 RYD	DE, 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
5	96	-	96	\$265	\$25,440	3	for tenant usage. Opposite Macquarie Park Train Station.
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	7

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.

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

Superb building with views.

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

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