

For Lease

296-298 Summer Street ORANGE

A GRADE CBD OFFICE SPACE

Orange is the largest urban area in Central West New South Wales, population circa 42,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

Location

Situated approximately 250 metres east of the Post office in Orange CBD

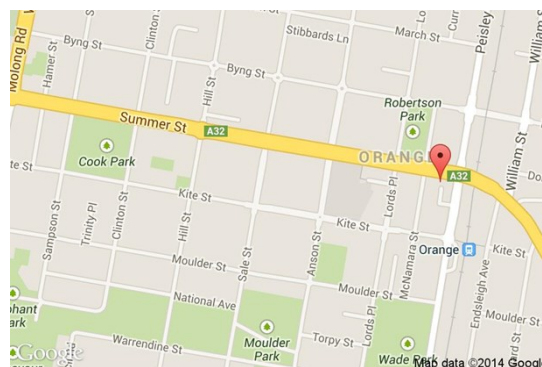
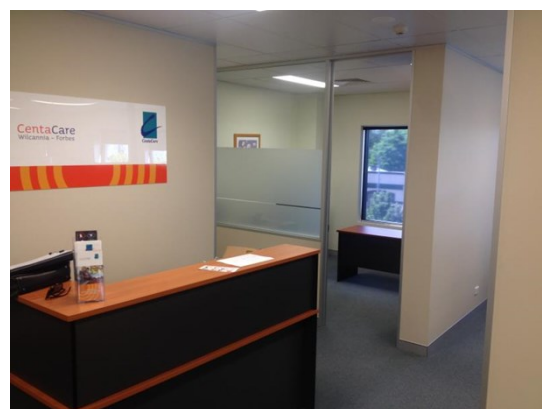
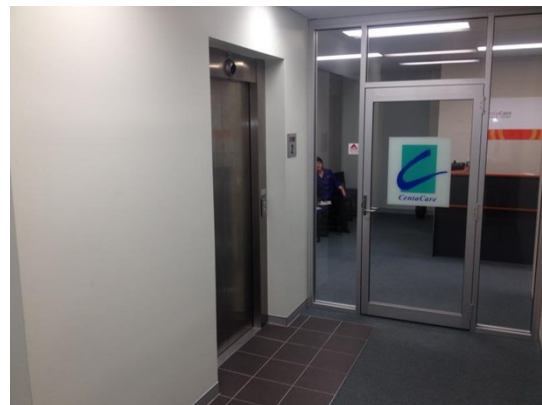
Description

One of Oranges' newest office buildings
Open plan modern and efficient office space
Lift access from Summer Street lobby and rear stairs to public car park
Clear span floor plates or utilize existing modern fitout
Amenities include a shower in disabled WC
Wide sunny verandas to level 1 and 3
Potential for reduced electricity costs through access to rooftop solar system
Lessor offering incentives for long-term lease

Parking: On-site parking available by negotiation

Zoning: B3 Commercial Core

Tenancy	Area m ²	Rent (Ex GST)		Net/Gross
		\$pa	\$/m ²	
Level Two	482	\$142,113	\$295	Net



For more information please contact

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BENCHMARK COMMERCIAL

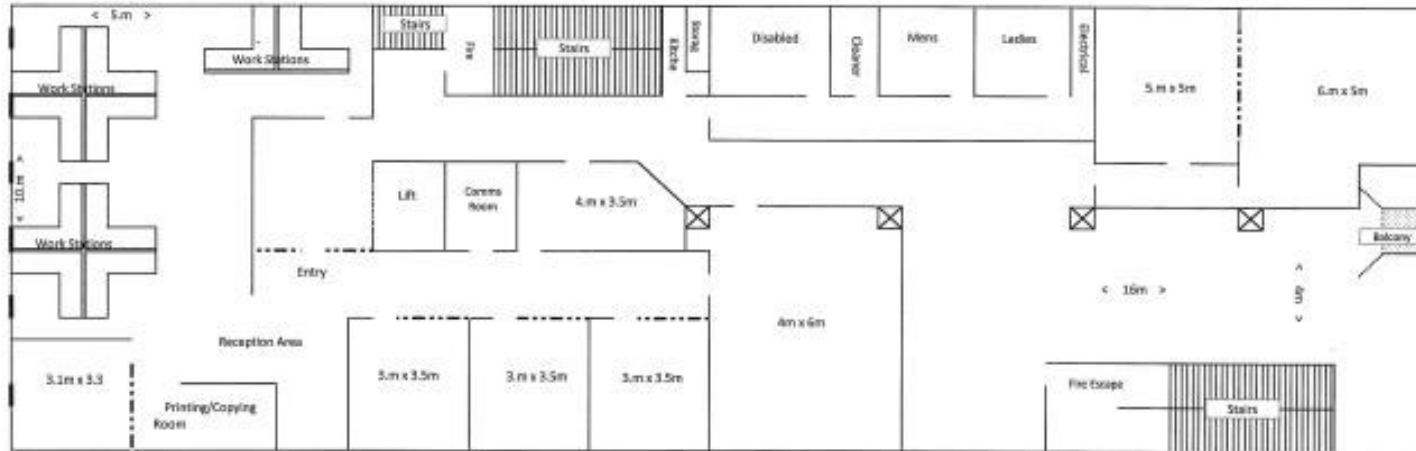
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Level 2



- Glass Walls
- Solid Walls
- Windows
- Work Station Divider Walls