

# 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 42,500.

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 on the sunny side of the main street in Orange CBD

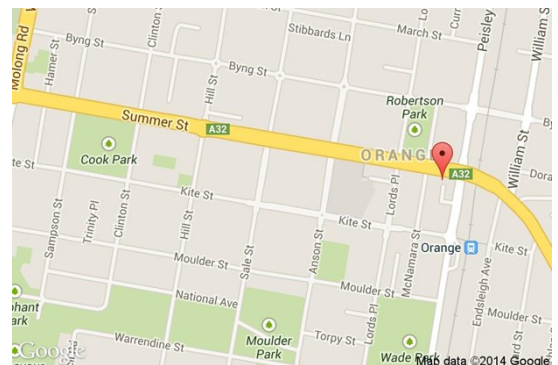
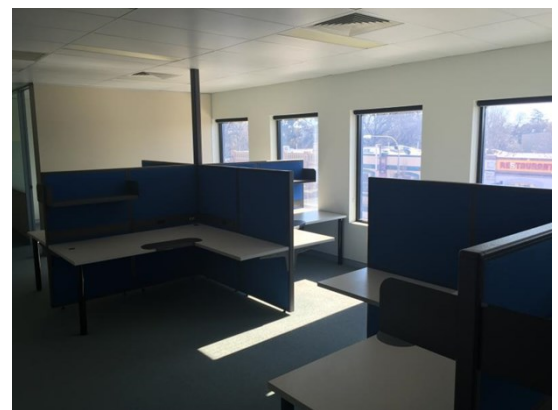
### Description

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 utilise 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 <sup>2</sup>	Rent (Ex GST)		Net/Gross
		\$pa	\$/m <sup>2</sup>	
Level Two	482	\$142,113	\$295	Net



### For more information please contact

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0429 656 101

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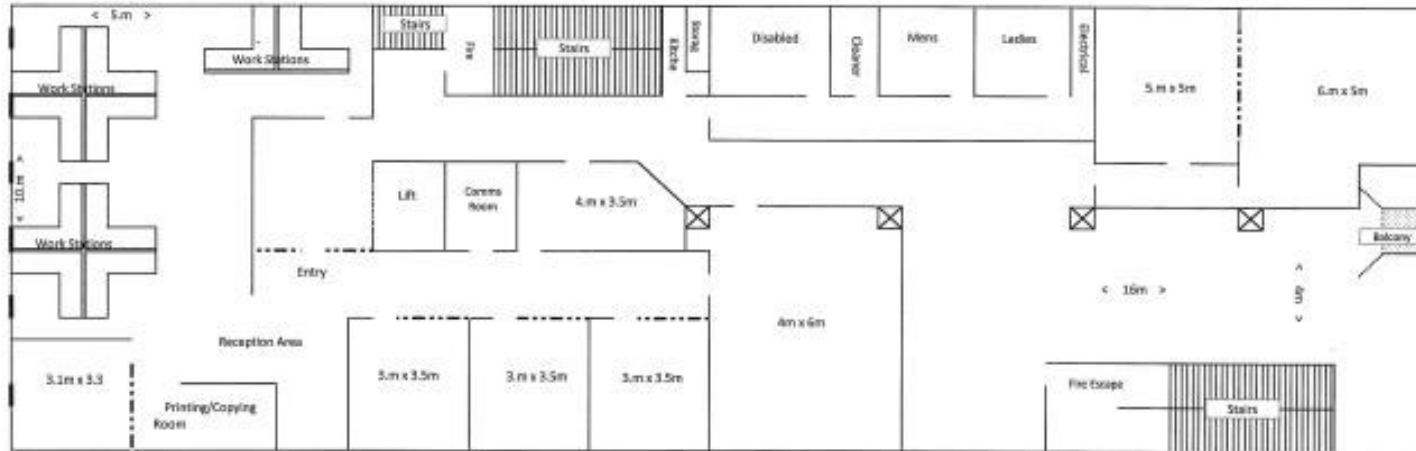
**BENCHMARK**  
COMMERCIAL

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296 -298 Summer Street Orange

Level 2



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