

# 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 40,000.

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

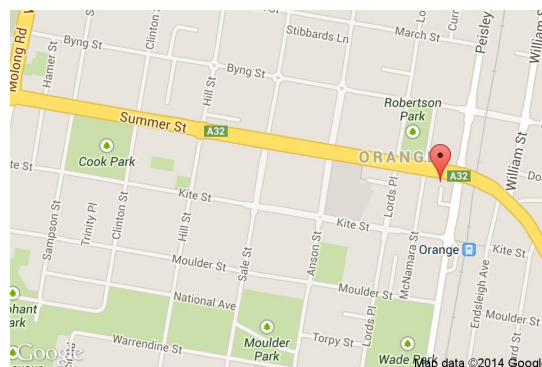
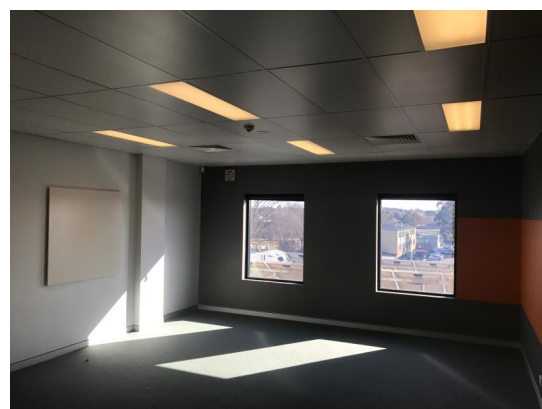
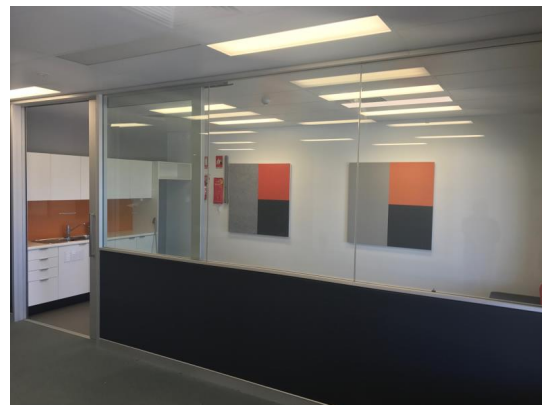
### Description

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 verandahs to level 1 and 3  
Potential for reduced electricity costs through access to rooftop solar system  
Lessor offering incentives for long term lease

Amenities: Separate Male & Female  
Ceiling: Grid  
Lighting: Fluorescent  
Air Conditioning: Yes  
Data Cabling: Yes  
Security System: Yes

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 Three	340	\$100,374	\$295	Net

### For more information please contact

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LEVEL 3 FLOOR PLAN

