

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 on the sunny side of the main street in Orange CBD

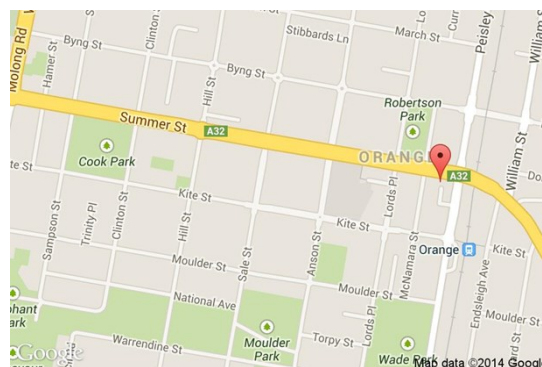
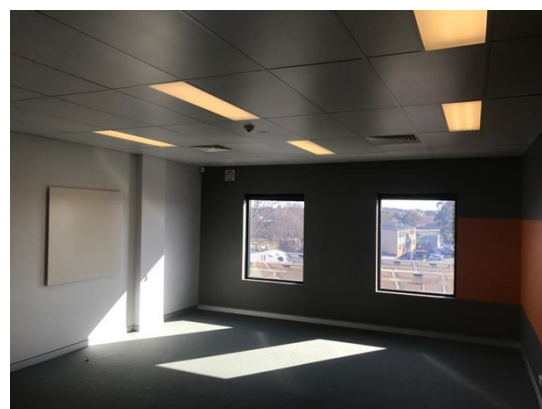
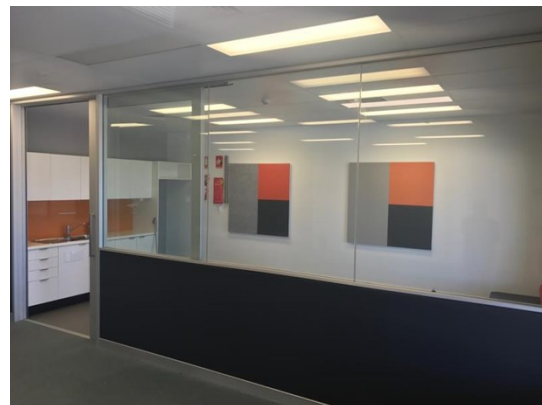
Description

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 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 ²	Rent (Ex GST)		Net/Gross
		\$pa	\$/m ²	
Level Three	340	\$100,374	\$295	Net

For more information please contact

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LEVEL 3 FLOOR PLAN

