

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.

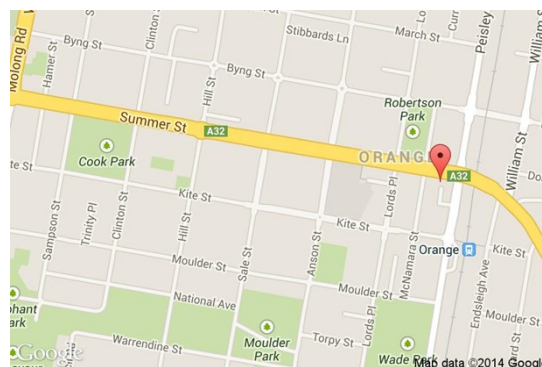
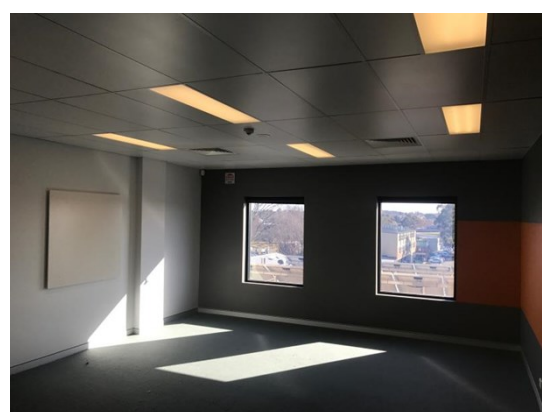
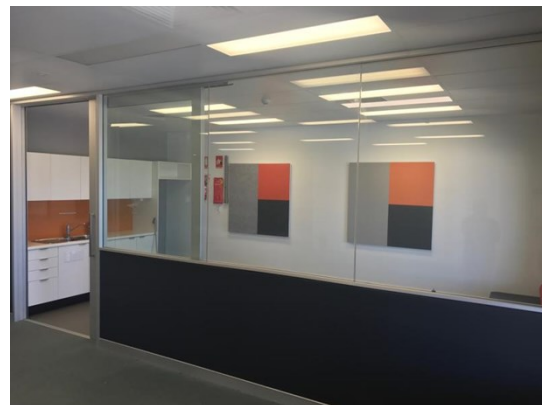
Location

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 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

David Hall
0429 656 101

Nigel Staniforth
0401 279 795



194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988
Email: sales@bmpa.com.au
Web: www.bmpa.com.au

LEVEL 3 FLOOR PLAN

