

# For Lease

## 138-140 Summer Street ORANGE

### MAIN STREET RETAIL / COMMERCIAL

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

Located on the sunny side of the retail strip in the heart of the Orange CBD.

### Description

Located on the sunny side of the main retail strip  
Renovated building/tenancy  
Suit retail, office or professional services  
Reverse cycle air-conditioning  
Disabled access and amenities  
Auto sliding doors to Summer Street  
Existing high quality commercial fitout or owner will remove/modify  
Contact agent for more details

Parking: Public car parks close by

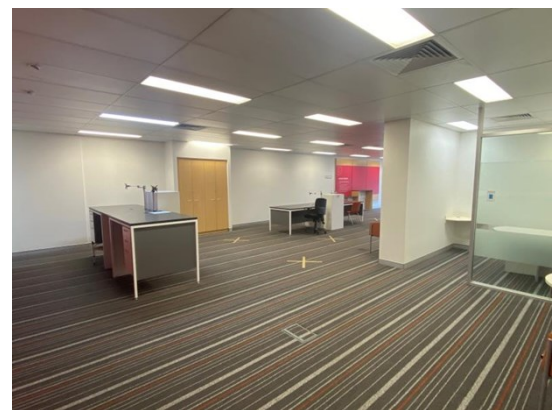
Zoning: B3 Commercial Core

| Tenancy      | Area<br>m <sup>2</sup> | Rent (Ex GST) |                   | Net/Gross |
|--------------|------------------------|---------------|-------------------|-----------|
|              |                        | \$pa          | \$/m <sup>2</sup> |           |
| Ground Floor | 300                    | \$90,000      | \$300             | Net       |

### For more information please contact

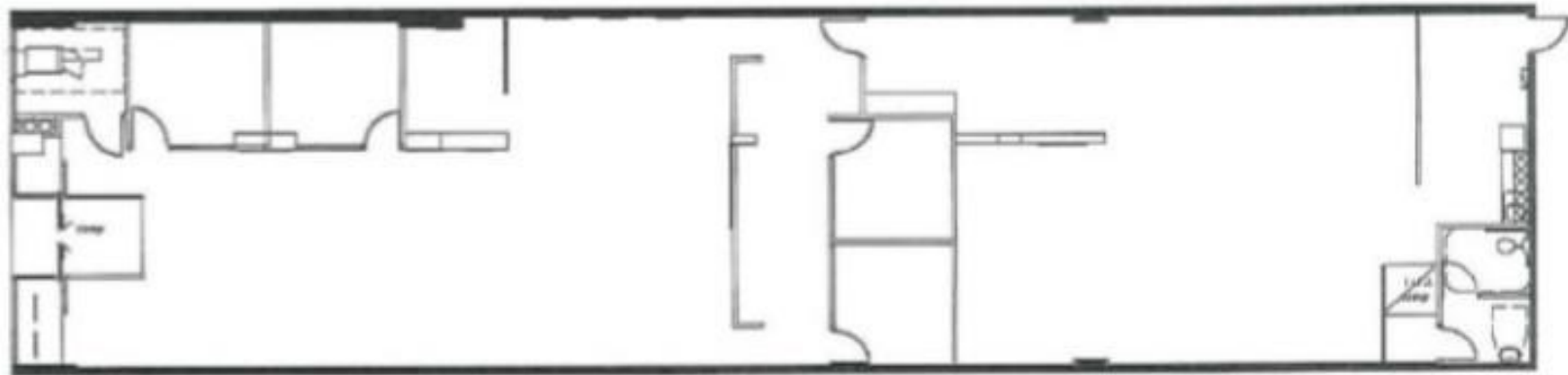
David Hall  
0429 656 101

Nigel Staniforth  
0401 279 795



**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800  
Telephone: (02) 63 62 5988  
Email: sales@bmpa.com.au  
Web: www.bmpa.com.au



FLOOR PLAN – GROUND FLOOR