

# For Lease

272-280 Summer ORANGE

## LARGE CBD OFFICE COMPLEX

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

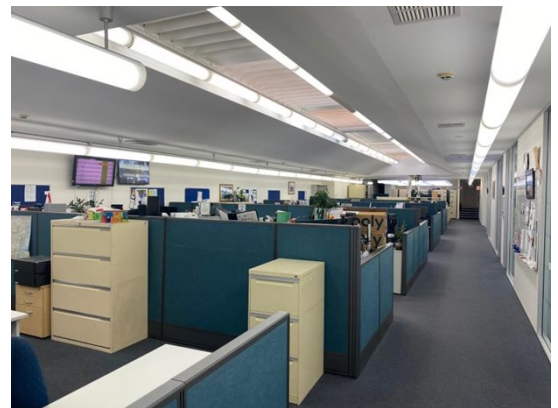
Located on the corner of Summer Street and McNamara Street in the Orange CBD

### Description

Excellent corner position in CBD  
Ground Floor 936 sqm & First floor 196 sqm  
Good standard of existing office fitout  
Reception, open plan office area + individual offices, board room, meeting rooms and training room, 2 staff rooms/kitchens and male and female amenities on both levels  
Reverse cycle air-conditioning  
Natural light from windows and central sky lights  
Separate access from Summer and McNamara Streets  
Lock up garage for 4-6 cars accessed from rear lane  
Could be split into up to 3 tenancies

Amenities: Separate Male & Female  
Ceiling: Mixed Construction  
Lighting: Mixed Configuration  
Air Conditioning: Yes  
Data Cabling: Yes  
Alarm System: No

Parking: 4 - 6 car garage  
Zoning: B3 Commercial Core



194B Lords Place, Orange NSW 2800

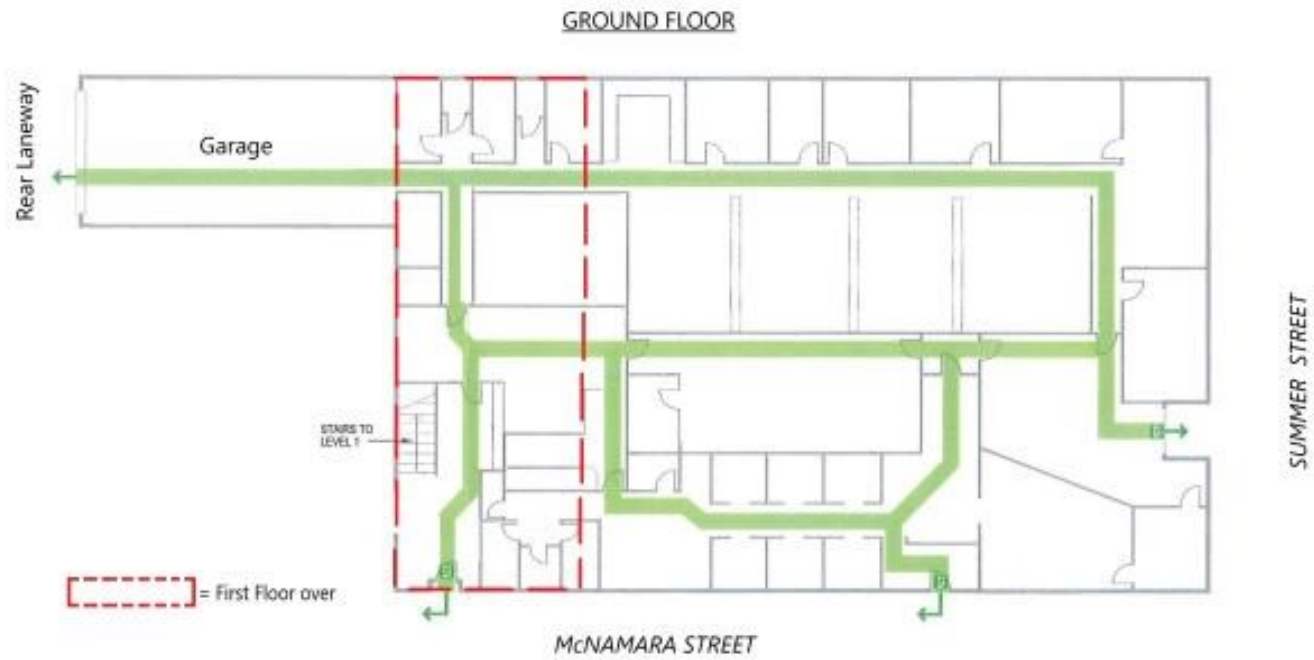
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**Web:** www.bmpa.com.au

Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
	\$pa	\$/m <sup>2</sup>	
1,132	\$316,960	\$280	Net

### For more information please contact

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NOT TO SCALE

