

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

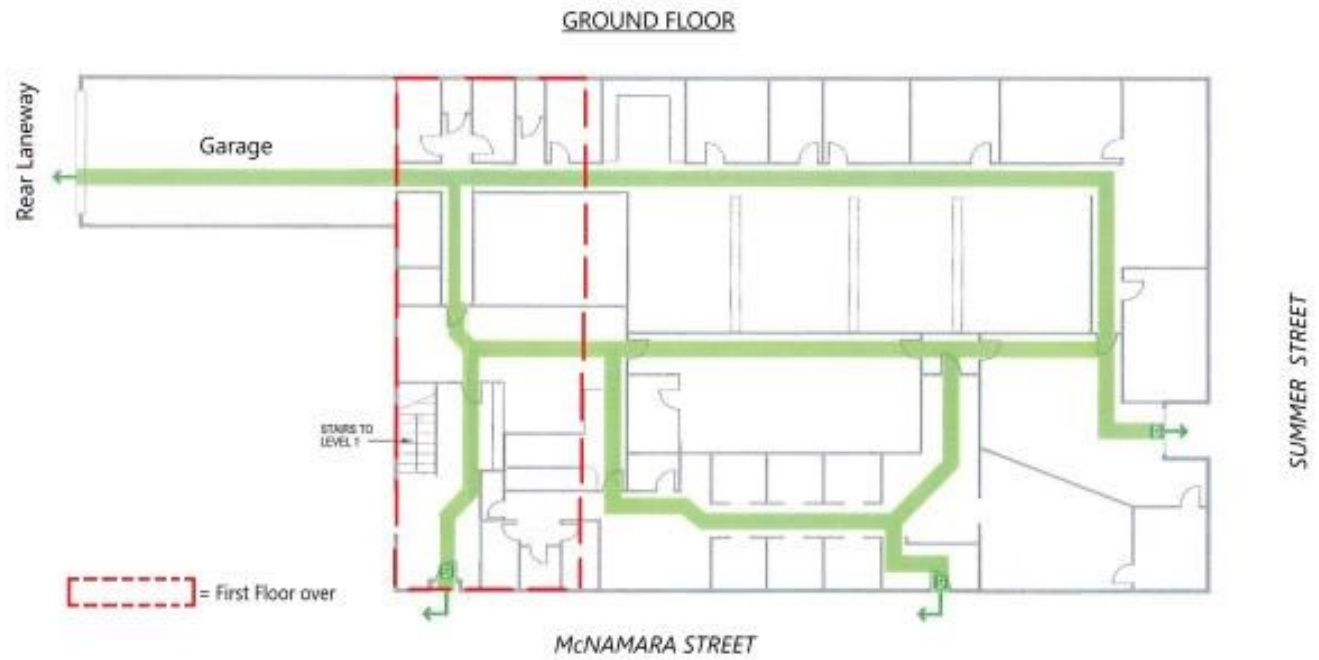
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Area m ²	Rent (Ex GST)		Net/Gross
	\$pa	\$/m ²	
1,132	\$316,960	\$280	Net

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NOT TO SCALE

FIRST FLOOR

