

# For Lease

## 113 Byng Street ORANGE

### MODERN CBD OFFICE

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

Excellent location in the legal / Court House precinct of the Orange CBD

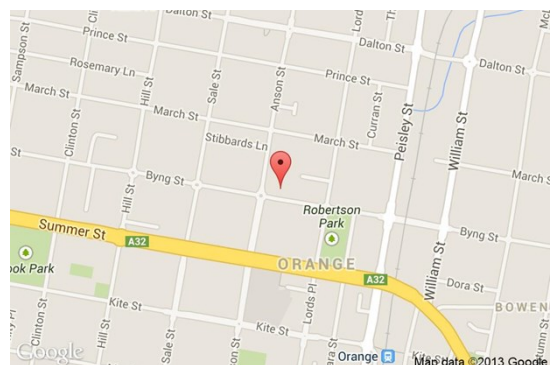
### Description

Modern open plan office accommodation + mezzanine  
Individual offices, open plan areas and a bathroom  
Reverse cycle air-conditioning  
Staff kitchen with balcony/terrace  
Lift access from spacious ground floor lobby  
Common amenities on level two

Amenities: Separate Male & Female  
Ceiling: Grid  
Lighting: Mixed Configuration  
Air Conditioning: Yes  
Data Cabling: Yes  
Security System: Yes

Parking: Onstreet

Zoning: B4 Mixed Use



Tenancy	Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
		\$pa	\$/m <sup>2</sup>	
Level Two Suite Five	160	\$48,030	\$300	Gross

### For more information please contact

Nigel Staniforth  
0401 279 795

David Hall  
0429 656 101



194B Lords Place, Orange NSW 2800

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



LEASE AREA 5/11  
TOTAL 78.73

**SECOND FLOOR PLAN**  
SCALE 1:50



**SECOND FLOOR PLAN - MEZZANINE**  
SCALE 1:50