

# For Lease

272-280 Summer Street ORANGE

## PROMINENT CBD CORNER

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

Existing office fitout and reverse cycle air-conditioning to both levels.

Reception, open plan + individual offices, board room, meeting rooms and training room, 2 staff rooms/kitchens and 3 sets of male & female amenities.

Natural light from windows and central sky lights.

Separate access and amenities to ground and first floor

Lock up garage for 4-6 cars accessed from rear lane.

Level 1 - approx. 166m<sup>2</sup>

Ground Floor - approx. 945m<sup>2</sup>

Available as whole building, whole floors or lessor will split

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

Parking: 4 - 6 on-site secure spaces

Zoning: E2 Commercial Centre



**BENCHMARK**  
COMMERCIAL

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Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
	\$pa	\$/m <sup>2</sup>	
975	\$292,500	\$300	Gross

## For more information please contact

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