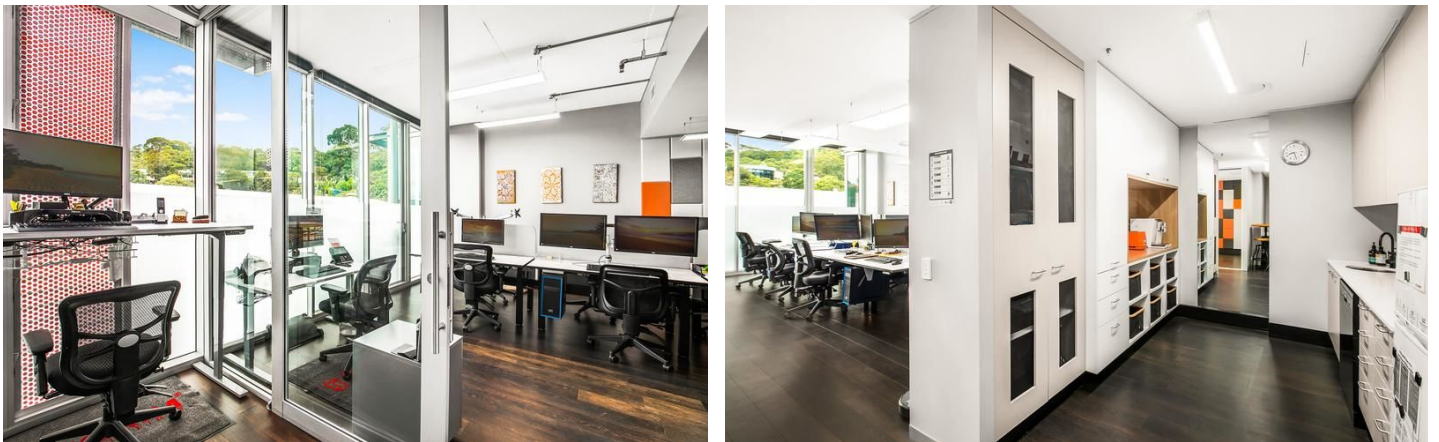


UPSTATE

Invest or
Occupy in a
Premier Office
Building



Brookvale

147/117 Old Pittwater Rd

Price: \$600,000 + GST
Total Building area: 82sqm

For Sale

This is a fantastic opportunity to invest, lease out or occupy in one of the best office developments on the Northern Beaches and the only building in Australia to receive a 5 star NABERS rating and 6 star NABERS water rating.

This is an outstanding modern executive suite that is fitted with the highest quality materials and fittings and is located on the first level boasting floor to ceiling windows allowing loads of natural light and it's own private balcony, creating the most desirable work environment possible.

Features:

- Total area 82sqm
- Open plan
- Ducted reverse cycle air conditioning
- Internal kitchenette with Bili hot and cold appliances
- Smeg Dishwasher
- Sound proofed walls
- Board Room with floor to ceiling white board
- Executive office
- 2 tandem undercover car spaces

- Plenty of visitor parking
- Common M/F bathrooms
- Shower facilities
- Security Building and Lifts
- On site gym, pool and café
- Multiple common meeting rooms booked by appointment
- Community areas for common use
- Environmentally conscious building
- Estimate annual rent \$50,000 Gross
- Approx Outgoings \$7,799 per annum.

Agents

Paul Cunningham 0413 161 661
paul.c@upstate.com.au

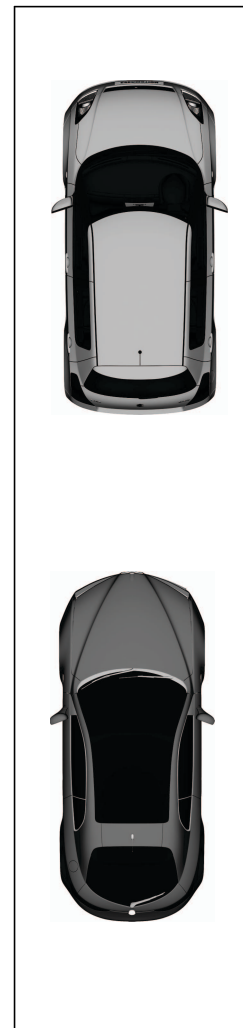
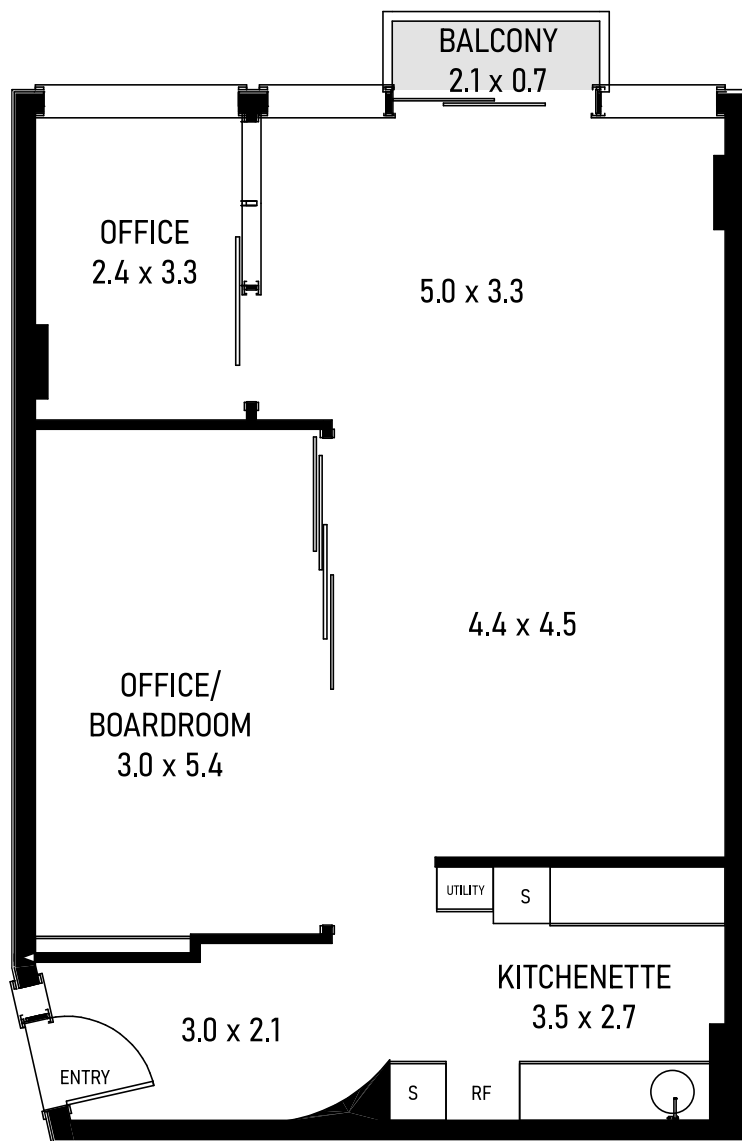
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Tel 9939 6788
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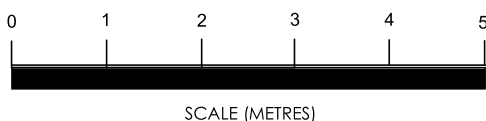
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/ Commercial



**Secure Basement
Parking
27 sqm**

All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.



UPSTATE

**147/117 Old Pittwater Road
Brookvale**

**Internal - 82 sqm
Parking - 27 sqm
Total Area On Title - 109 sqm**