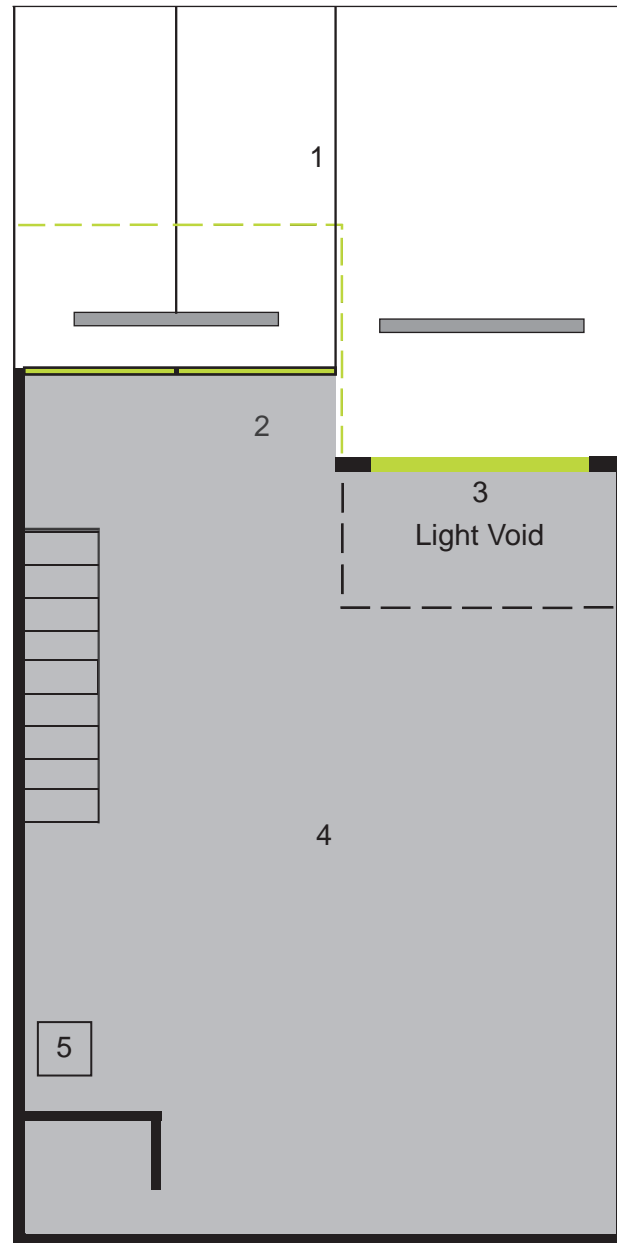


For Lease
Area 210.3 sqm
Fit-Out Style, Office
65 Tennant St, Fyshwick
box business centre.com



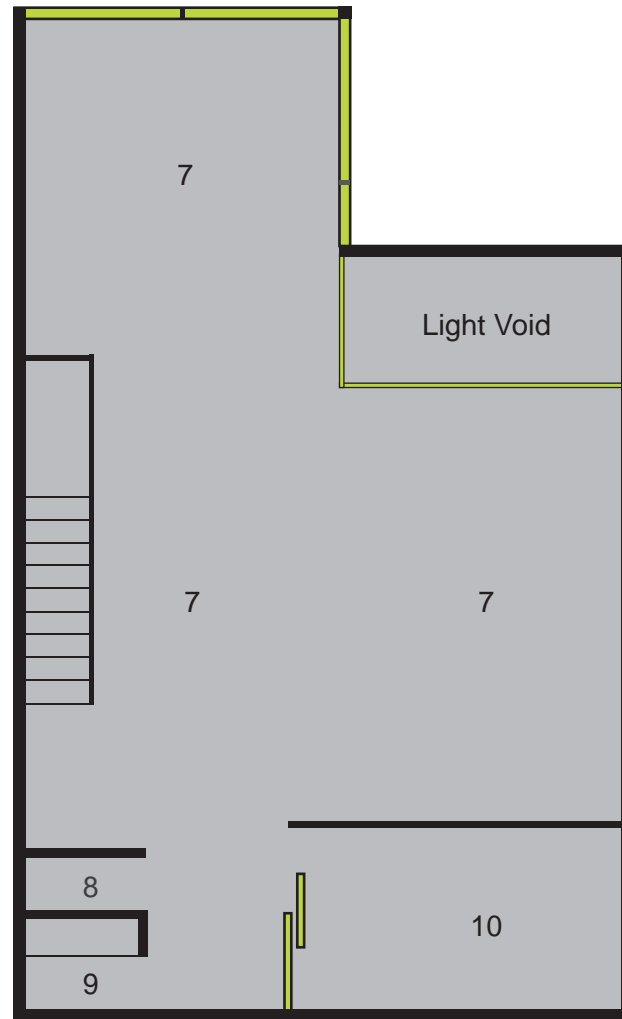
- 01 Parking, allocated 4 including 1 at rear
- 02 Entry & Lobby
- 03 Large 6 meter high window
- 04 Office open style fit-out, Lighting, carpets, ceilings
- 05 Server, data throughout fit-out
- 06 Disable toilet

Ground Floor

65 TENNANT STREET FYSHWICK
developed by *xboxprojects*
0412 066 911 | theboxoffice@xboxprojects.com

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- 07 Office open style fit-out, Lighting, carpets, ceilings, data and power
- 08 Toilet
- 09 Kitchenette, incl. ZIP instant hot water unit
- 10 Meeting room



First Floor

65 TENNANT STREET FYSHWICK
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move to the box seat

UNIQUE, CONTEMPORARY, SELF CONTAINED COMMERCIAL SPACE

65 Tennant Street Fyshwick

Property Type	Commercial strata unit - Multi purpose-built quality concrete strata business units
Areas	210.30 sqm to 256.7 sqm
Allocated parking	4 car spaces
Rental sqm/pa	POA

Fit-out include - Brand new, ready to occupy

- 1-off Contemporary concealed stylish kitchenette, & 1-off ZIP instant hot water unit. Own amenity
- Fast internet, cat 5e cabling to unit from MDF, gel filled. Fiber to MFD. Phone cat 3 copper 10 pair x 2 conduit for different providers
- Power point outlets provided throughout fit-out
- Data, Server rack, Quad port outlets provided throughout fit-out
- Contemporary shower and 2-off toilet facilities including disabled . Own amenity
- Commercial carpet
- Commercial blinds
- Lighting / office style / Pendants
- Parking allocated with private loading zone or extra parking. Free on street parking
- Ducted Heating and air conditioning provided by Daikin inverter | comfortable temperatures | Separate two units
- Full height commercial glazing, excellent natural light, comfortable outlook
- Separate metering, electrical & water
- Security alarm
- Security cameras, 24 hour on-site
- Security bollards, entry access & easy access after hours
- Security lighting to external areas, c-bus smart lighting control
- 3 phase power, individual metering, 63 amps
- Cafe on site with full cooking facilities & boardroom facilities
- CBD style office facilities & high ceilings | comfortable working environment

Custom extra fit-out possible

- Data / Phone outlets , patch panels, separate cooling to server room
- Window furnishings
- Boardroom
- Meeting rooms
- Offices
- Security separate locks, alarm zones

*You'll be in good company at Box Business Centre,
which attracts some of Canberra's Innovative
Nation companies and International companies.*

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