



# For Lease



## 15 Orion Road LANE COVE

Office Suites from 102 sqm to separate Annex Building of 1,085 sqm

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Annex Ground	552.00			Net	Refurbished, open plan
Annex Level 1	541.40			Net	Fully fitted multiple offices, meeting rooms and work stations
Level 4 Suite 4.03	208.60			Net	part fitout, ground floor access. suitable as technical space
Level 5 Suite 5.02	159.30			Net	- Fitout includes a boardroom, reception, storage and open plan office space with workstations
Level 5 Suite 5.06	156.70			Net	Kitchenette and two offices.
Level 6 Suite 6.02	503.30			Net	Fitout comes with large boardroom, front of house reception desk and workstation
Level 6 Suite 6.03	102.20			Net	Refurbished, open plan
Level 7 Suite 7.02	291.80			Net	Open plan office suite
Level 8 Suite 8.02	446.90			Net	Available with signage rights Splits considered

### LOCATION

This well maintained office building is prominently positioned at the gateway of Lane Cove West Business Park. The property is located approximately 11 kilometres North West of the Sydney CBD and enjoys excellent access to the M2 motorway via Epping Road less than 500 metres in proximity.

### DESCRIPTION

- Recently refurbished suites some with fitout and floor to ceiling windows
- Generous parking
- Popular on-site café

This well-maintained office building is prominently positioned at the gateway of Lane Cove West Business Park. The property is located approximately 11 kilometres North West of the Sydney CBD and enjoys excellent access to the nearby M2 motorway via Epping Road.

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### Sydney CBD

Suite 8.03  
Level 8, 14 Martin Place  
Sydney NSW 2000

### Sydney North

Suite 12  
Level 1, 67 Christie Street  
St Leonards NSW 2065

### Sydney West

Ground Floor  
79 George Street  
Parramatta NSW 2150





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All suites have natural lighting, balconies and excellent views. Two new lifts service the building.

**Available Suites:**

- 8.02 (446.9 sqm), top floor, open plan
- 7.02 (291.8 sqm), refurbished, open plan
- 6.02 (503.3 sqm), part fitted out, reception; meeting room and work stations
- 6.03 (102.2 sqm), refurbished, open plan
- 5.02 (159.3 sqm), reception, kitchen and boardroom
- 5.06 (156.7 sqm), 2 offices
- 4.03 (208.6 sqm), part fitout, ground floor access. suitable as technical space.
- Annex Ground (552 sqm), refurbished, open plan
- Annex Level 1 (541.4 sqm), fully fitted multiple offices, meeting rooms and work stations

Please call listed agents below for further information and to arrange an inspection.

**OUTGOINGS:** Outgoings for 2020/21 are budgeted at \$72.61/sqm + GST pa.

**CAR PARKING:** Parking ratio: 1:42 sqm

**NABERS RATING:** N/A

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