

101 Grenfell Street, Adelaide

Premium CBD Landmark Location

101 Grenfell Street boasts brand new, high-end, end-of-trip facilities, bespoke ground floor bathrooms, and feature lighting throughout with abundances of Public Transport and conveniently within close proximity to the tree-filled Hindmarsh Square as well as cafes, eateries and the Rundle Mall shopping Precinct.

Current floorplates range from approximately:
815m²* - with 9B Compliance Approvals &
1,652m²* - with the ability to consider re-configuring to smaller areas

Key Features:

- Highly Competitive Market Rate
- 45 carparks on offer: additional cost
- Attractive Incentives with Motivated Landlord
- 9B Compliance Approvals
- 2 Brand New, High-End, End of Trip facilities
- Bespoke Ground Floor Bathrooms
- New Lifts
- Sandstone Feature Wall in air-conditioned lobby
- Blacked-out slotted ceiling
- Feature Lighting

FOR LEASE

\$500 gross per/m²

BUILDING AREA

90sqm

AGENTS

Mario Bonomi

0412 080 993

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Mark Tettis

0433 139 892

mark.tettis@ljhcommercialadelaide.com.au

AGENCY

Adelaide

(08) 8232 8844

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- 3-star NABERS Energy rating

- All areas approximate

Please contact the agents, Mario Bonomi on 0412 080 993 or Mark Tettis on 0433 139 892 for more information.

RLA 231015

MORE DETAILS

Property ID	3TNH94
Property Type	Offices Retail Medical/Consulting
Building Area	90 m2
Parking	45
NABERS	3

Mario Bonomi 0412 080 993

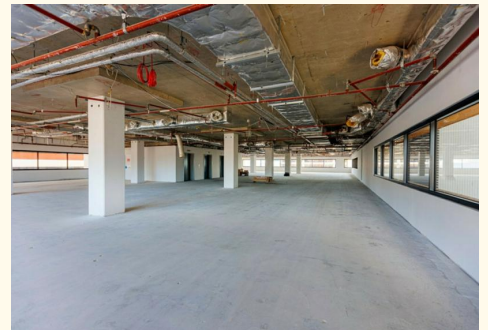
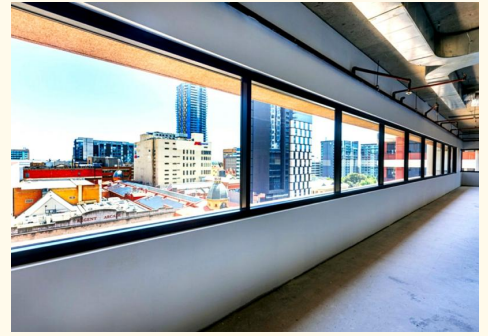
Principal | mario.bonomi@ljhcommercialadelaide.com.au

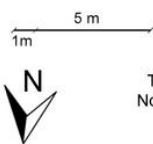
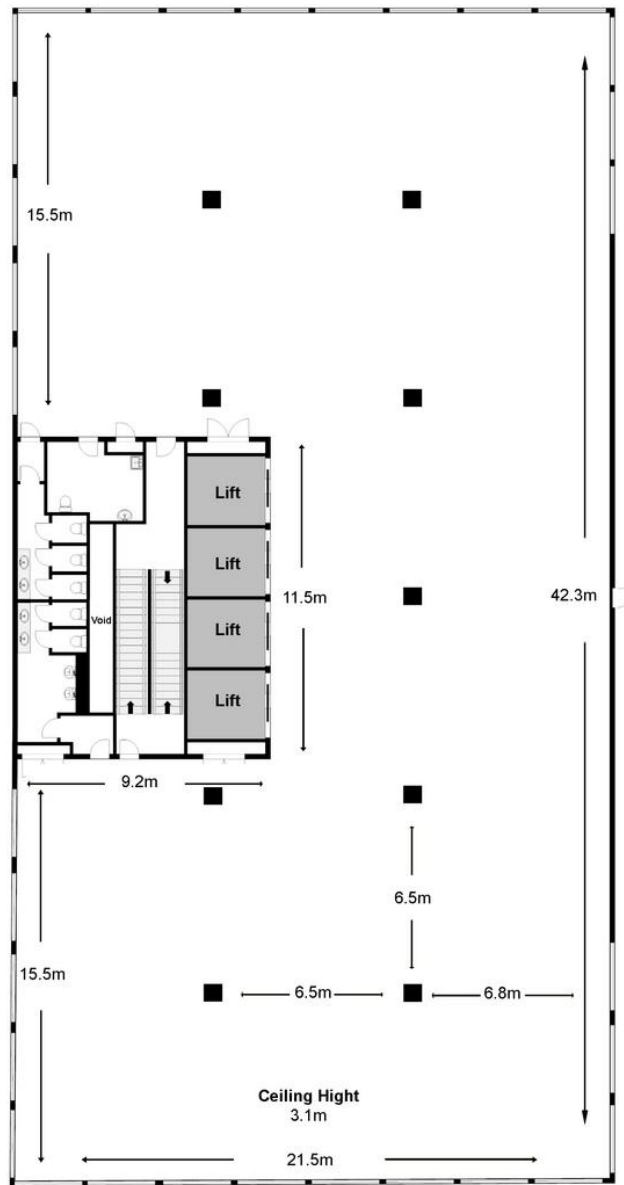
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**101 Grenfell St
Adelaide**

Estimated Gross Lettable Area:
Office Floor: **815.0m²**
Amenities and Lifts: **101.0m²**
Total: **916.0m²**

This floorplan is intended as a guide only. Layout dimensions are approximate.
No representations or warranties of any nature whatsoever are given or intended.
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