

Adelaide, 45 Grenfell Street

Unrivalled CBD Core Location

Positioned 'front and centre' in the core of Adelaide's office precinct, 45 Grenfell Street commands a key position in this unrivalled location. The property is at the crossroads of all activity in the CBD providing direct access to both the business community, Adelaide's primary retail precinct and major hotel and leisure facilities.

Everything is in walking distance from buses, trains, trams and public parking stations, to bars, restaurants and gymnasiums, high-end fashion, retail and food courts.

The property is located on the southern side of Grenfell Street, just east of King William Street and directly opposite the City Cross Arcade, which links directly to Rundle Mall. Further retail exists along the nearby Gawler Place, James Place, and recently opened Kings Lane.

With a location that has stood the test of time, 45 Grenfell will remain at the absolute

For Lease

\$420 p/sqm

Building Area

697sqm

Contact

Mario Bonomi

0412 080 993

mario.bonomi@ljhcommercialadelaide.com.au

Mark Tettis

0433 139 892

mark.tettis@ljhcommercialadelaide.com.au



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Adelaide

(08) 8232 8844

centre of all business activity for those seeking the benefits of the core location.

45 Grenfell Street, offers flexible and functional spaces with adaptable floor plans. Leasing options encompass an array of opportunities with existing fit out areas to complete blank canvas spaces, along with generous incentives suited to your own business needs.

We have the following suites available:

Level 5: 697 sqm —Whole floor —Existing fit out with up to 52 workstations, 6 offices, server room, file room, printer room, kitchen, boardroom. DDA compliant bathroom on floor.

Part Level 6 —260.6 sqm —Existing fit out, up to 15 workstations, server room, 4 offices, board room and kitchen.

Level 8 —697.40 sqm —Under Offer.

Level 11 —697.80 sqm —Whole floor —Existing fit out with up to 57 workstations, file room, two boardrooms, office, printer room, serve room and kitchen/lunch room.

Level 12: 697 sqm —Whole floor —Bare shell floor. Incentives offered for fit out.

Level 13 - 697 sqm —Whole floor - Existing fit out with up to 61 workstations, file/server room, meeting room and kitchen.

Level 14: 695 sqm —Whole floor - Existing fit out with up to 67 workstations, kitchen/lunch room, boardroom, 5 offices.

Level 15: 691.3 sqm —Whole floor - Existing fit out with up to 53 workstations, boardroom, utility room, server room, internal lockers, secure reception area, 7 offices and quality kitchen/lunchroom.

Level 16: 697 sqm —Whole floor - Existing fit out with up to 35 workstations, kitchenette, kitchen, three offices, two files rooms and a server room.

Basement spaces available for storage.

** The tenancies can be altered to suit an incoming tenant.

- 697 sqm floor plates
- 9b educational / training facility compliance approved.
- 5 Lifts to service the building
- Ideal for small-medium businesses and start-ups looking to work in a corporate setting.
- Extremely generous incentives on offer
- Rental covers regular cleaning, utilities and outgoings
- Offers secure 24 hour access to your office
- Close to several public transport links
- End of Trip facilities on site
- Existing fit outs or bare shell floors
- 2-star NABERS Energy rating

*All areas approx.

Please contact Mario Bonomi on 0412 080 993 or Mark Tettis 0433 139 892 or Fendi Klementou 0426 258 030 to arrange an inspection.

RLA 231015.

More About this Property

Property ID	2FKH94
Property Type	Offices
Building Area	697 m2

Mario Bonomi 0412 080 993

Principal | mario.bonomi@ljhcommercialadelaide.com.au

Mark Tettis 0433 139 892

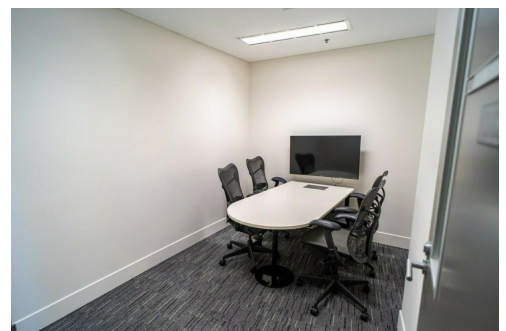
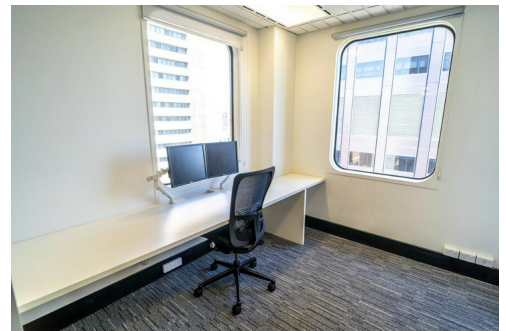
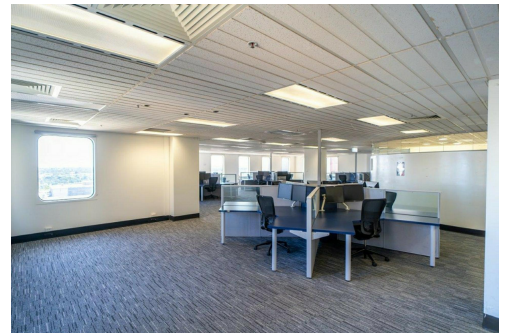
Sales & Leasing - Commercial | mark.tettis@ljhcommercialadelaide.com.au

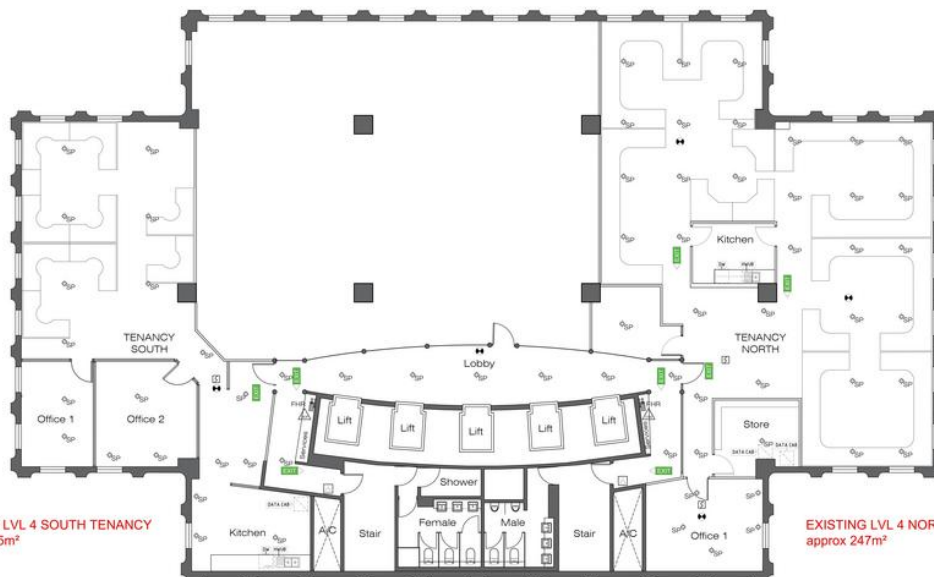
Adelaide (08) 8232 8844

81 Flinders Street, ADELAIDE SA 5000

adelaide.ljhcommercial.com.au |

commercialadelaide@ljhcommercialadelaide.com.au





ISSUE	DATE	AMEND

- LED MAINTAINED EXIT LIGHT FITTED WITH DIRECTIONAL ARROWS & ILLUMINATED TYPICALLY DIRECTOR OR EQUAL.
- SPRINKLER HEAD.
- SMOKE FIRE DETECTOR TO SUIT WIRED TO EXISTING FIRE PANEL.
- LED NON MAINTAINED DELUGED ADDRESSABLE EXISTING LIGHT TYPICALLY LED TYPICALLY OR EQUAL.
- BELL GLASS FIRE ALARM TO SUIT WIRED TO EXISTING FIRE PANEL.
- DENOTES DRY CHEMICAL ABC POWDER TYPE EXTINGUISHER.
- DENOTES CARBON DIOXIDE TYPE EXTINGUISHER.
- FIRE HOSE REEL.



DRAWING TITLE: EXISTING TENANCY

INFO ONLY

PROJECT TENANCY PLAN NORTH & SOUTH	CLIENT LJ HOOKER
ADDRESS LEVEL 4 GRENELL STREET ADELAIDE 5000	DRAWN: SCALE: 1:100 A1
DATE: APRIL 2021	SHEET SIZE: A1 - SHEET 1 OF 1
DRAWING NO: 21.04-023 EXISTING	

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE COMMENCING ANY WORK OR MAKING ANY ASSUMPTIONS.