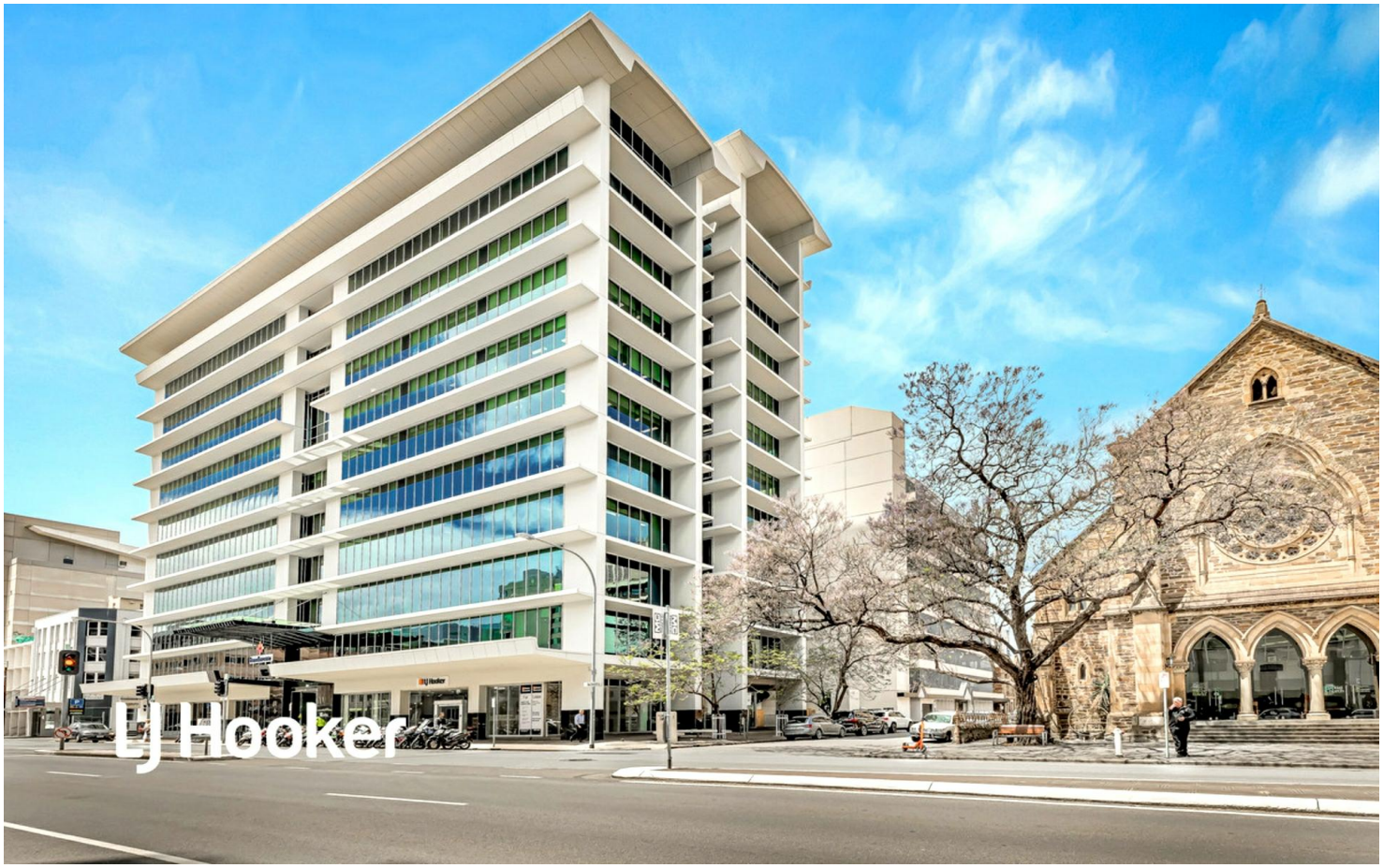
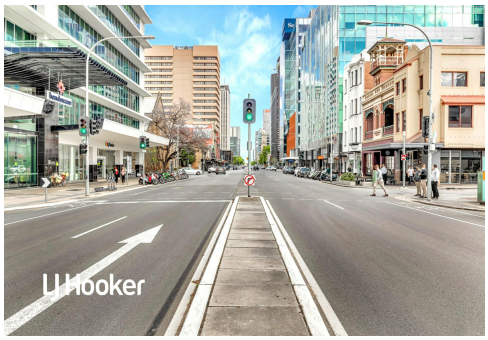




Adelaide, Level 2/81 Flinders Street

A-GRADE CBD BUILDING - WITH FLEXIBLE OFFICE SPACE

* Convenient location boasting ample on-street parking in one of the city's favorite buildings
* Upgraded building services including End-Of-Trip facilities and new lifts

LJ Hooker Commercial is proud to present 81 Flinders Street, Adelaide to the market. Featuring ceiling to floor windows flooding the floor with natural light and offering spectacular views of CBD skyline and hills, This A-grade accommodation provides a perfect balance of accessibility to the CBD and fringe locations in addition to being walking distance to numerous locations and Rundle Mall.

Current Availability:
Level 2 —399 sqm*
Level 11 —420 sqm*

For Lease
$475 gross per/m2

Building Area
399-420sqm

Contact
Mario Bonomi
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au
Fendi Klementou
0426 258 030
fendi.klementou@ljhcommercialadelaide.com.au

LJ Hooker Commercial

Adelaide
(08) 8232 8844

Disclaimer: 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.

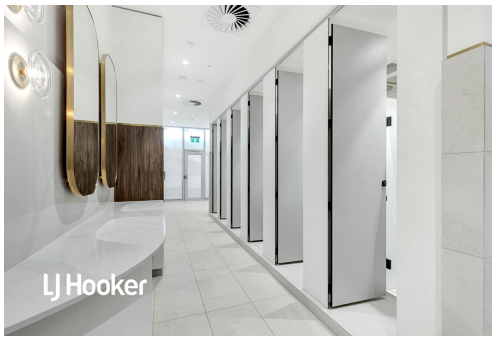
81 Flinders street utilizes 23.1% of Green Power raising the Nabers Energy Rating from 3 to 4 stars. The building offers an expansive rooftop terrace available for tenants to use, along with a newly renovated end of day trip for with a variety of facilities (showers, lockers, daily towel and ironing services).

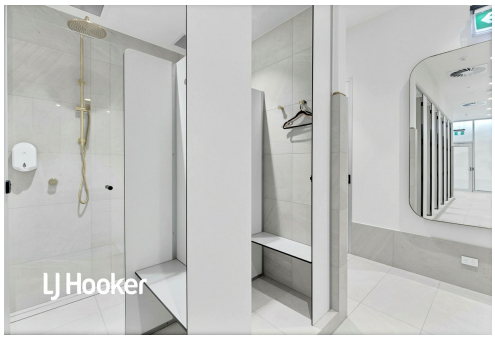
Additional Features:
* High quality End of Trip - female and male
* Multiple cafes/restaurant within walking distance
* On-Site & On-Street Car parking
* New rooftop break-out area

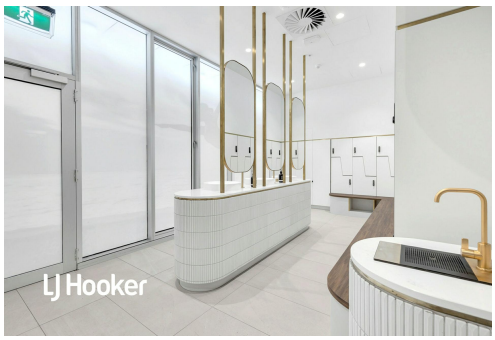
*Approximate

Contact Mario Bonomi on 0412 080 993 or Fendi Klementou on 0426 258 030.

RLA 231015







More About this Property

Property ID	78QH94
Property Type	Offices
Building Area	399-420 m²

Mario Bonomi 0412 080 993
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81 Flinders Street, Adelaide
Level 2

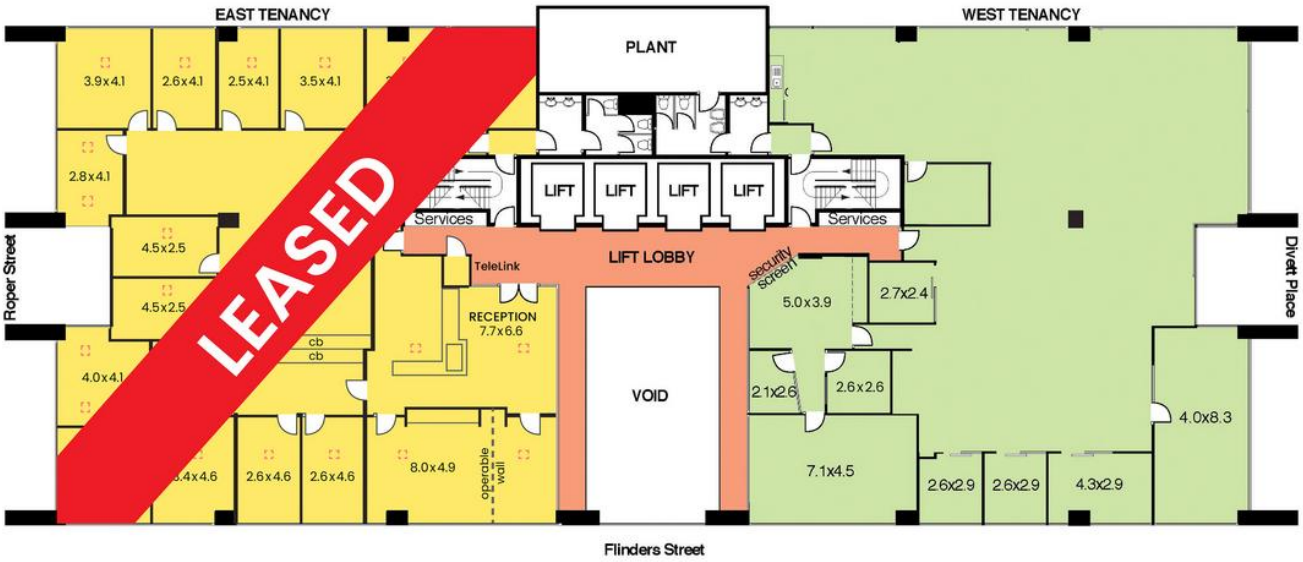
ESTIMATED NETT LETTABLE AREA

East Tenancy	396 sq. metres
West Tenancy	399 sq. metres
Total Nett L.A	795 sq. metres

Complies with the PCA Method of Measurement

0 5
(Scale in metres)

N



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