



## Belconnen, Level 2/11-17 Swanson Court

### Quality Office tenancies in thriving Belconnen Town Centre

Located in the fast-growing town centre of Belconnen are three quality office tenancies for lease in the Swanson Building overlooking Margaret Thompson Park and across the road from Westfield Belconnen.

The Swanson Building is ideally positioned for the office user who wants to be located only a short walk from a thriving Regional Shopping Centre where you will find an extremely broad range of cafes and food outlets, major national and local retailers, full range Coles, Woolworths, and ALDI supermarkets as well as a large entertainment precinct carpark. Public transport runs right past the Swanson Building and the Belconnen bus interchange is only a short distance away. There are numerous bicycle and walking & running options all through and around Belconnen for those who want to ride or walk to work.

The following office tenancies are now available for lease on level 2 and are provide in an



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**For Lease**  
Contact Agent

**Building Area**  
125-420sqm

**Contact**  
**Greg Lyons**  
0439 338 883  
glyons@ljhccanberra.com.au

**David Cook**  
0481 051 212  
dcook@ljhccanberra.com.au

**Canberra**  
**02) 6247 0222**

open plan "warm shell" configuration:

- Tenancy 1 & 2: 420 sqm that is subdivisible from approximately 125-300 sqm
- Tenancy 3: 269 sqm
- Tenancy 4: 309 sqm and is fitted with a kitchen.

Secure basement car parking is also available at very reasonable rates. The building has been granted an Exemption Notice from Commercial Building Disclosure Obligations

Please call Greg Lyons on 0439 338 883 or David Cook on 0481 051 212 to arrange an inspection or to obtain more information on how the building owner can accommodate your office space requirements in the Belconnen Town Centre.

## More About this Property

Property ID	7HHXW
Property Type	Offices
Building Area	125-420 m2

### Greg Lyons 0439 338 883

Franchise Owner, Managing Director | [glyons@ljhccanberra.com.au](mailto:glyons@ljhccanberra.com.au)

### David Cook 0481 051 212

Commercial Property Manager | [dcook@ljhccanberra.com.au](mailto:dcook@ljhccanberra.com.au)

### Canberra 02) 6247 0222

36 Woolley Street, DICKSON ACT 2602

[canberra.ljhcommercial.com.au](http://canberra.ljhcommercial.com.au) | [glyons@ljhccanberra.com.au](mailto:glyons@ljhccanberra.com.au)

