



Shop 4  
**16 Washington Avenue NIAGARA PARK**  
*70sqm Quality Office Suite*

**Area m<sup>2</sup>:** 70  
**Rent \$/m<sup>2</sup>:** \$243  
**Rent pa:** \$17,000 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**  
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**Location:**

The shop is positioned in Niagara Plaza, a popular local neighborhood centre located in the heart of Niagara Park on the main arterial road through Narara, Niagara Park and Lisarow. The centre provides a great convenience offering to the local community and benefits from its proximity to the Railway and Bus Stop, being located at the doorstep.

**Description:**

Available to lease now is this high quality, ground floor office suite approximately 70sqm.

The suite offers a light filled, welcoming reception, two fully partitioned offices, built in storage cabinetry and well appointed kitchenette.

The office includes built in reception desk and other office furniture, including desks, chairs and more.

With ample common parking on-site, great signage opportunities, and great value from the existing fit out, this is a space not to be missed.

Call us now for an inspection.

- Top quality fit out
- NBN connected
- Great value suite