

For Lease

Unit 1A,
21 Barrier Street,
FYSHWICK A.C.T.

TRANSCEND
PROPERTY

Insight | Strategy | Commitment

Harvey Norman[®]



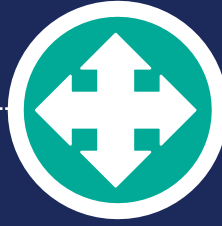
**Outstanding Showroom
Opportunity
1,210sqm* remaining**

*approx.

The Opportunity



Located in the heart of the ACT's large format precinct



1,210sqm area
Clean rectangular shape



Servicing a population catchment in excess of 400,000* people



Well positioned between Harvey Norman & Bing Lee



Substantial 135 shared car parking spaces servicing the whole complex



Flexible zoning allows a multitude of uses (subject to Council Approval)



*Indicative catchment only

Perfectly Located



You're in good company

Current large format retail tenants in the precinct include:



Excellent Location and Exposure

The tenancy occupies a prime position in the heart of Fyshwick, between Harvey Norman and Bing Lee and with easy access onto both the Monaro Highway and Canberra Avenue

The Harvey Norman is an owner occupied large format local landmark.

The premises benefits from refrigerated air conditioning, suspended ceiling and lighting, with drive around loading to the rear and over 40m of direct frontage plus additional side exposure.

The Fyshwick precinct services the greater ACT population and surrounds, providing a significant catchment well in excess of 400,000* people.

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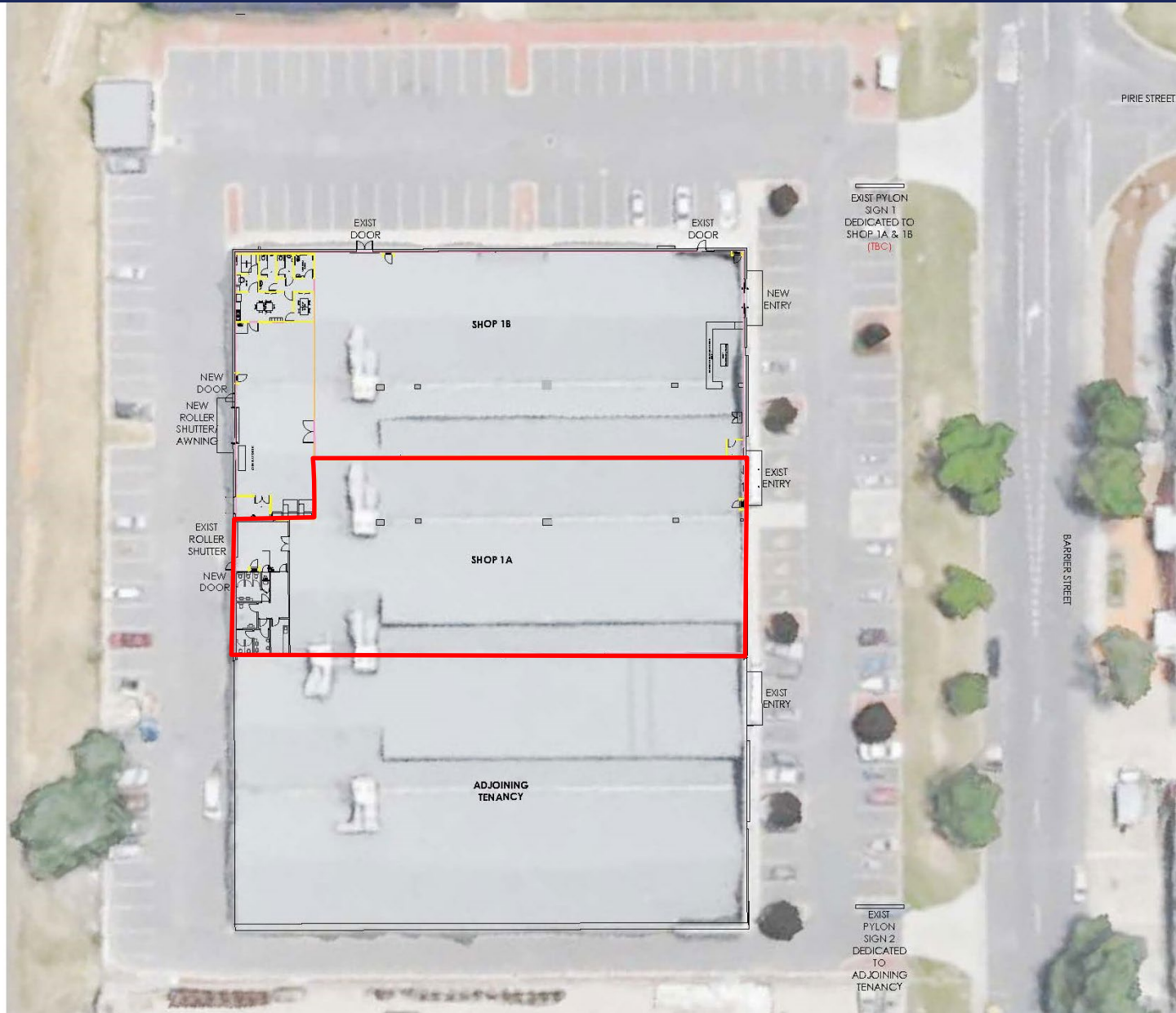
Be Inspired



Large Format Retail, inspired

Serviced by 135 shared parking spaces, a large façade with substantial branding opportunity*, strong pylon, excellent adjacencies, ease of access with dual entry/exit points & easy drive around rear loading, this is large format retail at its inspired best.

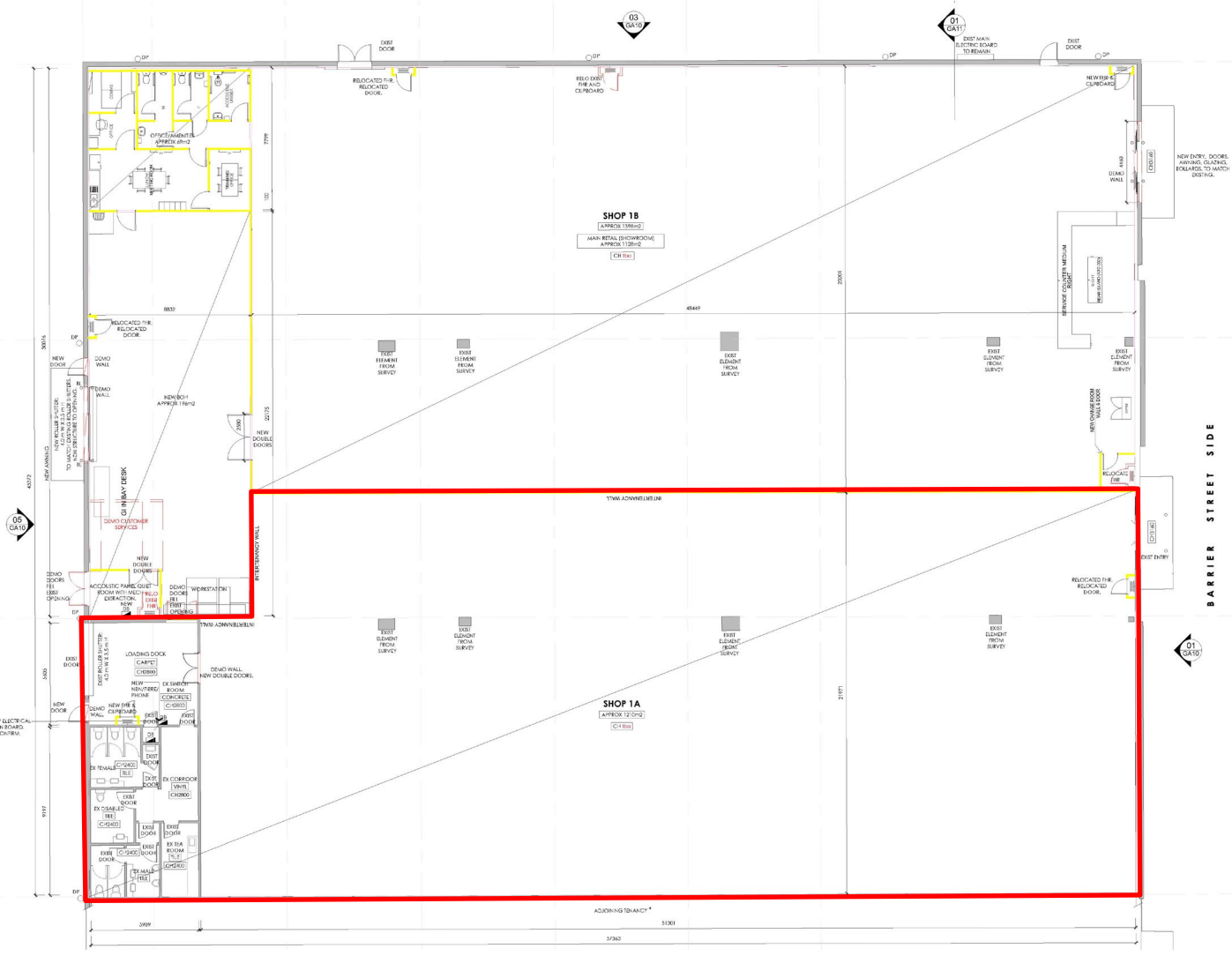
Form and function



Ideally shaped

A regular shaped tenancy with wide return frontage, drive-round rear loading and substantial car parking

Form and function



* Demise area indicative only, subject to survey



Exclusive agents:

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The property is
proudly owned by

Harvey Norman[®]

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