



Braddon Office and Retail spaces with High Exposure

Retail • Offices

4 Lonsdale Street, Braddon, ACT 2612

Floor Area: 149.0 m² - 450.0 m²

Property Description

- **Great location**
- **Short walk to the City**
- **Two tenancies - ground & 1st floor**

Located on arguably the busiest street in Braddon, 4 Lonsdale Street offers a mix of quality first floor office space and prominent ground floor retail space. With Braddon offering both a bustling business district of its own, and easy access to the CBD 4 Lonsdale Street is perfectly positioned to access both.

Currently on offer in this boutique building are two tenancies, one retail and one office.

Ground floor retail space down the City side of Lonsdale Street is a rare occurrence. With a broad street frontage, this 274sqm tenancy offers a perfect entrance into the bustling Braddon marketplace. A high exposure corner location, combined with substantial signage opportunities provide a prominent retail offering. With a broad range of allowable uses, this ground floor retail space is suitable for just about any business. Competitive rental rates make this a great opportunity for any start-up or established business alike.

In addition to a retail tenancy, 4 Lonsdale Street has on offer a fully refurbished, 176sqm first floor office suite. With good natural light, and set back from the any noise coming off Lonsdale Street, this office space provides access to the high amenities offered by Braddon whilst being segregated enough to allow for privacy. With the first floor common areas, and male and female

Leased

Leased: Mon 17-Dec-18

Additional Details

Building

Partial

Tenure Type

Vacant Possession

Car Spaces

8

Lease Term

Negotiable

Parking

Comments

Car Spaces available @ a rate of \$2,500 per bay per annum + GST



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