



## Quality 1st floor corner office suite with 2 balconies and harbour views.

Offices

Northside at Hillarys, Suite 2, 45 Northside Drive, Hillarys, WA 6025

**Floor Area:** 126 m<sup>2</sup>

### Property Description

- **Waterfront location with views**
- **Quality fit-out with own kitchen**
- **Easy access and convenient parking**

Northside at Hillarys is aptly named, situated as it is on the northern foreshore of the Hillarys Boat Harbour. The building accommodates the Hillarys Boat and Tackle Shop, Mia Cucina Italian Cafe and 6 office suites on the 1st floor.

Vacancies are few and far between so get in early if this one strikes a chord.

Suite 2 is offered with the existing quality fit-out or as an open plan premise for you to create your own internal design. The existing configuration has 2 offices, reception area, additional partitioning and an internal kitchen.

There are 2 balconies for the exclusive use of the premises. The areas are not included in the leasable floor area of 126 sq. metres. The are ideal for private meetings or staff functions, even as an enjoyable escape for a cup of coffee.

The premises become available in September this year.

**Leased**

Leased: Sat 19-Aug-17

### Additional Details

**Building**  
Partial

**Tenure Type**  
Vacant Possession

**Municipality**  
City of Joondalup

**Car Spaces**  
78

**Outgoings**  
\$17483

**Lease Expiry**  
Sep 09, 2017

**Lease Term**  
3 years - longer welcome

**Zoning**  
Marina Precinct

**Parking Comments**  
Abundant public parking in Marina car park



08 9386 9981

**AGORA Property Group - NEDLANDS**

Level 1, 187 Stirling Highway,  
Nedlands WA 6009