



Outstanding opportunity to secure a high profile, fitted and furnished

For Lease
Rent at \$285/sqm

Offices

454 Scarborough Beach Road, Osborne Park, WA 6017

Floor Area:

2,258 m²



Property Description

- **Fully fitted and furnished**
- **High car parking allocation**
- **Excellent exposure/signage opportunities**

454 Scarborough Beach Road is a turnkey office solution for businesses looking to establish themselves in the heart of the Osborne Park Commercial precinct. The prominent location offers excellent exposure and the opportunity to make the most of the high passing vehicle traffic on Scarborough Beach Road.

The Hutton St exit and entry points to the freeway offer ease of access to and from the CBD, the property is also well serviced by bus routes directly to and from the Stirling train station.

The tenancy is fitted and furnished to an extremely high standard including;

- Reception area
- Staff breakout/dining area (operable walls)
- Boardroom (operable walls)
- Training room (operable walls)
- 145 workstations
- 21 offices
- 7 meeting/quiet rooms
- Store rooms
- IT room
- Multiple utility areas
- Three sets of male and female bathroom facilities
- Shower and lockers

Make the most of this rare opportunity to secure such a large tenancy over a single floor.

56 car bays are available for lease. Additional bays are also available via negotiation.

...

Additional Details

Building
Whole

Tenure Type
Vacant Possession

Car Spaces
56

Parking Comments
56 Bays available

454 Scarborough Beach Road, Osborne Park, WA 6017



Antonio Trimboli
+61 403 887 397

Mitchell White
0411 055 544