



## IMPRESSIVE NEW OFFICE DEVELOPMENT - READY TO FITOUT

Offices

1 Hood Street, Subiaco, WA 6008

**Floor Area:** 300.0 m<sup>2</sup> - 4800.0 m<sup>2</sup>

### Property Description

- **Opposite Subiaco train station**
- **Surrounded by amenity**
- **Excellent 'end of trip' facilities**

44 Station Street is an impressive new mixed use development offering 4,800sqm of office space on Levels 2 and 3 above retail space and basement car parking.

The large floor plates have excellent natural light and views to the CBD.

The building is exceptionally well located opposite the Subiaco train station and Subiaco Square, surrounded by cafes, restaurants, bars and other retail amenity.

Coles is located on the ground floor of the building along with other specialty shops and Target are located on Level 1.

The following office areas are available:

Level 2 West: 1,500sqm  
Level 2 East: 1,300sqm  
Level 3 West: 1,500sqm  
Level 3 East: 501sqm

Areas can be split from approximately 300sqm....

### For Lease

Competitive lease terms and incentives  
Plus Outgoings

### Additional Details

**Building**  
Partial

**Tenure Type**  
Vacant Possession

**Parking Comments**  
Secure car parking



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