

# IMPRESSIVE NEW OFFICE DEVELOPMENT - READY TO FITOUT

## For Lease

Competitive lease terms and incentives  
Plus Outgoings

Offices

44 Station 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.

The property also features:

- Secure tenant parking
- Visitor parking in the basement, free for the first 3 hours.
- 'End of Trip' facilities including bike racks, change rooms, showers and lockers.
- Energy efficient design, built to achieve 5 star NABERS rating.
- Swipe card security and access control.

## Additional Details

### Building

Partial

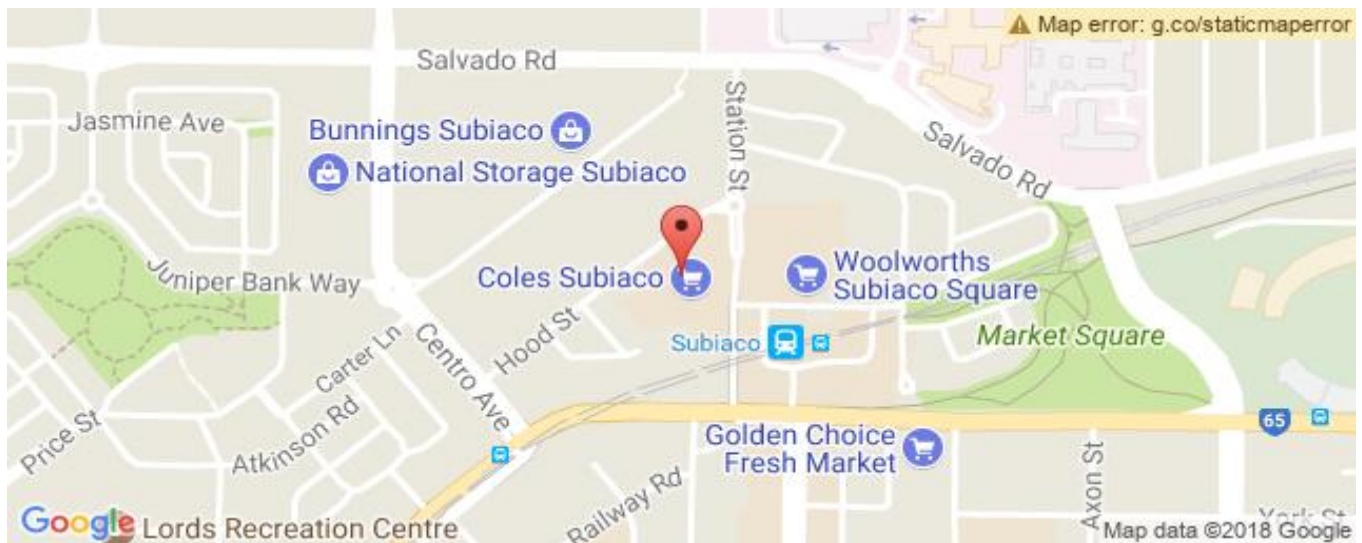
### Tenure Type

Vacant Possession

### Parking

#### Comments

Secure car parking



44 Station Street, Subiaco, WA 6008



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