

AVAILABLE PROPERTY

25th January 2024



7-9 IRVINE PLACE
NORWEST BUSINESS PARK
BELLA VISTA

OFFICE SUITES, 7-9 IRVINE PLACE, BELLA VISTA

Suite	Area m2	Car Parks	Net rent including car parks @ 1 per 25m2pa	Outgoings pa Estimate	Rent per m2	Note	Available
401	2,722.5	109	\$1,252,600	\$95 per m2			NOW
508	152	6	\$69,920	\$95 per m2	\$460.00		NOW

SIGNAGE & CAR SPACES, 7-9 IRVINE PLACE, BELLA VISTA

Location	Gross Rent pa	Note	Available
Signage East Façade	\$35,000.00		
Signage West Facade	\$45,000.00		
Additional Car Spaces	\$2,500.00		

PLEASE NOTE: Mark Martin of CBRE has been appointed as exclusive agent of Vantage. Please send nominations to Mark or John Paini. 100% of leasing fee will be paid to the agent responsible for securing a tenant.

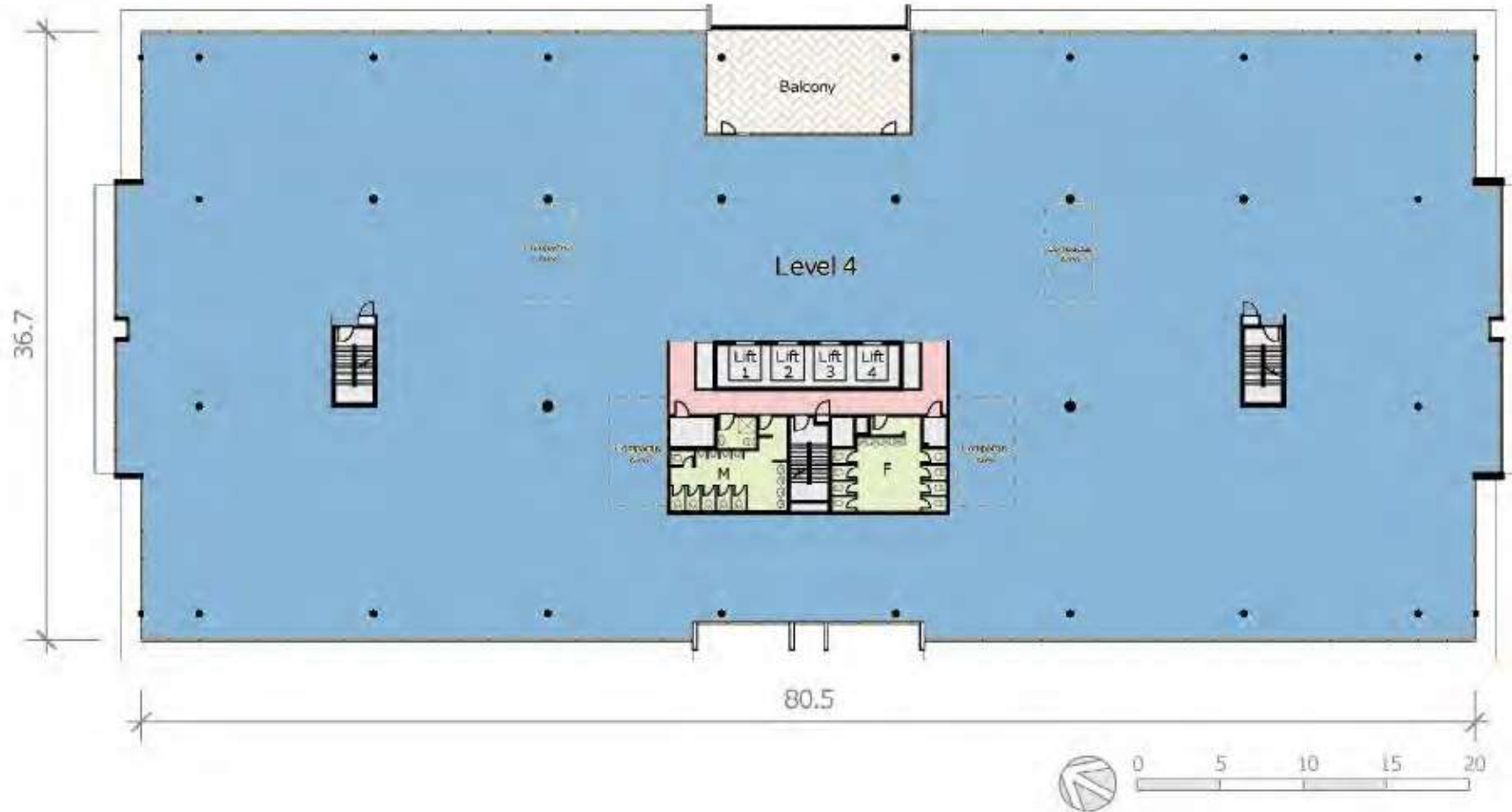
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FLOOR PLAN: UNIT 401



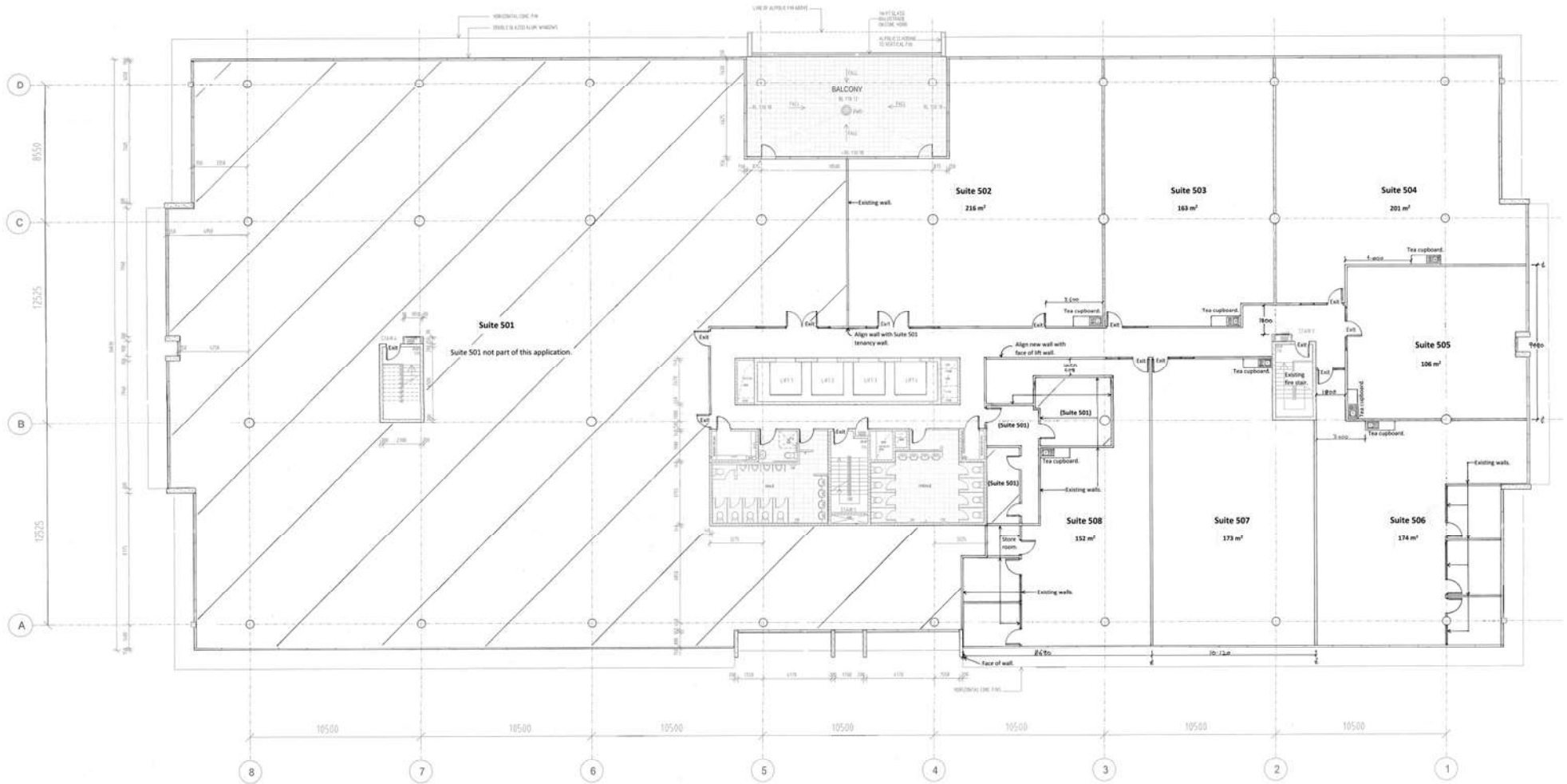
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FLOOR PLAN: LEVEL 5



PRESIDA

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BUILDING SIGNAGE

Signage East Façade — Facing Irvine Place



Signage North Façade—Old Windsor Rd view



Signage West Façade—
Facing Old Windsor Road



Signage South Façade—
Old Windsor Rd & Lexington Drive view

Note: Each sign is to be a maximum size of 15m2, centrally located.

PRESIDA