

219/117 Old Pittwater Road Brookvale NSW

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This superb office suite is beautifully fitted out with meeting rooms and upgraded kitchenette, mezzanine and access to enormous semi private terrace in Lifestyle Working Brookvale is now for Sale.

Type : Offices

Price : \$1,850,000

View : <https://www.oneagencybps.com.au/8128987>

Details

- ? Internal area of approx. 218 sqm
- ? 5 Car Spaces.
- ? Access to large semi private balcony - shared by 3 other occupants.
- ? 3-year lease to Wild Women On Top Pty Ltd commencing 1 October 2021
- ? Net Rent approx. \$107,755
- ? Outgoings approx. \$19,840 plus GST.
- ? Sale Price: 1,850,000
- ? Net yield approx. 6%



Robert Bakker
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What makes this complex different?

Lifestyle Working is not your typical commercial development. This is the only strata building to have a 5 ½ star Energy and 6 star Water NABERS rating certification in NSW. With an innovative design concept it encompasses sustainable principles, the natural environment and the lifestyle of the Northern Beaches.

The varied types of occasional and formal meeting points create activity and vitality within the building. The design and layout enhances the amount of natural light and air flow throughout the complex. But its not just the design and functionality that makes Lifestyle Working different it is all the extras that come included.

There is:

- ? The heated lap pool - have a swim before work or at lunch time or after work.
- ? The high tech meeting rooms fully fitted for presentations - you don't need to waste space or fitout meeting rooms just choose the one that suits your meeting needs from 4 people to 20 people.
- ? Common break out areas - you don't need to go far to find a nice spot to have your lunch or have an informal meeting. If you just want to get out of the office and work outside for a while you will find the space here.
- ? With the latest WIFI technology internet access is available throughout the central common areas of the building at no extra cost. Additionally, each tenancy has the internet connected with its own IP address.

Please contact Rob or Leigh to request more information or

[For full version visit the website](https://www.oneagencybps.com.au)