

# FOR LEASE



## Level 1 Suite C, Level 1, Suite C / 45 Fitzroy Street, CARRINGTON

### Description

Office building overlooking the Port of Newcastle Marina

760m2 area is comprised of a mix of open plan & partitioned offices, reception, meeting & interview rooms, lunchroom and amenities.

Unit enjoys ducted AC, data cabling and secure access throughout

8 out of 23 allocated parking spaces in secure, undercover parking area which could double as storage/warehousing if required.

Located at the corner of Cowper & Fitzroy streets Carrington, overlooking the marina, just a few short minutes from the Newcastle CBD.

Available end July 2019

<b>Area m<sup>2</sup>:</b>	760
<b>Rent \$/m<sup>2</sup>:</b>	\$296
<b>Rent pa:</b>	Contact Agent
<b>Net/Gross:</b>	Gross
<b>Parking:</b>	23
<b>Outgoings:</b>	NIL - Consumption Charges Only
<b>Contact:</b>	



**George Puszma**  
0429 105 800  
[george@fourwallscommercial.com](mailto:george@fourwallscommercial.com)

[www.fourwallscommercial.com.au](http://www.fourwallscommercial.com.au)

P 02 49100 111 | A Shop 2/335 Wharf Road, NEWCASTLE NSW 2300

Fourwalls Commercial is a Commercial Property Agency specialising in the sale, lease and management of Commercial, Retail and Industrial property. Based in NEWCASTLE NSW, Fourwalls Commercial provides specialist advice in all aspects of commercial property to a wide range of clients from individual property owners and investors, to larger corporate and institutional owners