



For Lease

10a Julius Avenue

10a Julius Avenue, North Ryde, NSW 2113

Office **Available now**











 511 sqm  NABERS certified

About

10a Julius Avenue is situated within the Riverside Corporate Park at North Ryde. Featuring a leafy outlook, this high quality office building offers efficient 1000sqm+ floorplates.

The property includes both on-grade and basement parking, and is well positioned with convenient access to North Ryde Metro Station and major road networks including the M2 and Epping Road.




Amenities

- | | |
|---|---|
|  On-site parking |  NBN connection |
|  Bicycle storage |  Storage access |
|  Public transport access |  Nearby shopping precincts |
|  Nearby childcare centre |  Nearby parking |
|  Nearby café |  Green space access |

ESG Credentials

- 4.5 Star NABERS rating

Sustainability

-  LED lighting
-  Energy consumption tracking
-  Water efficient fitting

Availability

Unit Name	Unit Type	Lettable Area (sqm)	Availability
Unit L1A	Office	511 sqm	Available now