



## For Lease

# 10a Julius Avenue

10a Julius Avenue, North Ryde, NSW 2113

Office      Available now

 528 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
-  Bicycle storage
-  Public transport access
-  Nearby childcare centre
-  Nearby café
-  NBN connection
-  Storage access
-  Nearby shopping precincts
-  Nearby parking
-  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
Office Level 0102	Office	528 sqm	Available now