



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