





For Lease

10 Julius Avenue

10 Julius Avenue, North Ryde, NSW 2113

Office Available now













 1,985 - 3,970 sqm  NABERS certified

About

10 Julius Avenue is centrally situated within the North Ryde commercial precinct. Featuring leafy district views, this high quality office building offers efficient 1800sqm+ floorplates that are flooded with natural light.

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 |  EOT facilities |
|  Storage access |  On-site café |
|  Public transport access |  Nearby shopping precincts |
|  Nearby childcare centre |  Nearby parking |
|  Nearby café |  Green space access |

ESG Credentials

- 4.5 Star NABERS Energy rating
- 4.5 Star NABERS Water rating

Sustainability

-  Energy consumption tracking
-  Water efficient fitting
-  LED lighting

Availability

Unit Name	Unit Type	Lettable Area (sqm)	Availability
OFL0200	Office	1,985 sqm	Available now
OFL0300	Office	1,985 sqm	Available now