



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
- Bicycle storage
- Storage access
- Public transport access
- Nearby childcare centre
- Nearby café
- NBN connection
- EOT facilities
- On-site café
- Nearby shopping precincts
- Nearby parking
- 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	Fit-out
Level 2	Office	1,985 sqm	Available now	Yes
Level 3	Office	1,985 sqm	Available now	Yes