





For Lease

12 Julius Avenue

12 Julius Avenue, North Ryde, NSW 2113

Office **Available now**

226 - 3,479 sqm NABERS certified

About

Part of a multi-building office park, 12 Julius Avenue is located in the North Ryde commercial precinct.

The low-rise buildings have large, efficient floor plates featuring abundant natural light and leafy district views.

The property is located within a short walk to North Ryde Metro Station, which is complemented with generous onsite parking. It also benefits from direct access to the M2 and Gore Hill Freeway.

Amenities

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

ESG Credentials

- 3-4.5 Star NABERS Energy Rating
- 3-4 Star NABERS Water Rating

Sustainability

- Energy consumption tracking
- Water efficient fitting
- LED lighting

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Availability

Unit Name	Unit Type	Lettable Area (sqm)	Availability
Office A Level 0100	Office	1,289 sqm	Available now
Office A Level 0200	Office	1,259 sqm	Available now
Office B Level 0202	Office	705 sqm	Available now
Office B Level 0101	Office	226 sqm	Q4 2027

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