



For Lease

12 Julius Avenue

12 Julius Avenue, North Ryde, NSW 2113

Office **Available now**

 16 - 3,712 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

Availability

Unit Name	Unit Type	Lettable Area (sqm)	Availability
Unit B L2S2	Office	705 sqm	Available now
Shop G01	Retail	16 sqm	Available now
Unit A L1S1	Office	1,289 sqm	Available now
Unit A L2S1	Office	1,259 sqm	Available now
Unit B L1S2	Office	292 sqm	Available now
Unit B L2S3	Office	151 sqm	Available now