



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

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 0101	Office	226 sqm	Available now
Office B Level 0202	Office	705 sqm	Available now