



KINGSTON
55 Wentworth Avenue

184 - 1856 sqm

High Exposure Office Building in Prime Inner City Location

Price on Application

55 Wentworth Avenue is a contemporary five-story office building offering over 7,500 square meters of high-quality net lettable area. It includes two levels of underground parking for added convenience. The spacious floor plates ensure ample natural light for all tenants, creating a pleasant working environment. Located in a prime position, this prestigious office address is just a short stroll away from the diverse range of cafes, restaurants, and boutiques in the Kingston Foreshore area. Additionally, it enjoys close proximity to the Parliamentary Triangle and offers easy access to the Civic CBD.

Designed with sustainability in mind, the building incorporates 70,000-liter stormwater retention tanks, which are utilized for garden irrigation and toilet facilities. It boasts an impressive 5.5 Star NABERS rating and a 5 Star Design V2 Green Star rating, highlighting its commitment to environmentally friendly practices. The building features a grand double-height entry foyer with a central zone, creating a welcoming atmosphere. The basement provides secure parking with 188 spaces, as well as dedicated bicycle parking for 40 bikes, and shower and locker facilities for both male and female occupants. Additionally, there are 20 visitor parking spaces available at the front of the building. Notable current tenants include ACT Integrity Commission, Conscia, and Wentworth Avenue Family Practice.

Property ID	L21127747
Property Type	Offices
Building / Floor Area	184 - 1856

AGENT

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Available for lease are two vacancies:

VACANCY 1:

- Level 2 office space spanning 1,856 square meters
- Open plan layout without existing fit-out
- Abundance of natural light
- Option to lease either a portion (1,282 square meters) or the entire floor (1,856 square meters)

VACANCY 2:

- Ground floor retail/office space measuring 184 square meters
- Excellent exposure to Wentworth Avenue
- Open plan layout based on the building's design
- Visitor parking spaces conveniently located in front of the premises

For more details, or to schedule viewing, please contact Raine & Horne Commercial Canberra.