



**DEAKIN**  
5-8/4 Phipps Close

789 sqm

34 

## Deakin Office Leasing Opportunity

### Price on Application

Raine & Horne Commercial are pleased to offer Units 5-8, 4 Phipps Close, Deakin for lease. Situated in the exclusive Phipps Close, close to Woden Town Centre and the Parliamentary Triangle, this enclave comprises 7 commercial office buildings.

Total lettable area on the first floor makes 789sqm which can be split to accommodate two tenancies. There are 34 on-site on-grade open car parking spaces available for the building's tenants. The space is available in "as is" condition as of now; however, the landlord can refit the property to suit client's requirements.

Building amenities encompass shared male and female restrooms, along with a shower, all easily accessible through a disability access ramp from the street.


#### Key Features:

- First-floor units (789sqm in total) serviced by stairs access
- Can be leased as a whole floor or split upon request in two parts

|                       |           |
|-----------------------|-----------|
| Property ID           | L26378754 |
| Property Type         | Offices   |
| Building / Floor Area | 789       |
| Car Spaces            | 34        |

#### AGENT

**Mark Nicholls**

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- Ample allocated parking spaces provided next to the building
- Airy, well-lit office areas boasting great views on a quiet neighbourhood

Please contact Raine & Horne Commercial Canberra for further details or to schedule a private viewing.