



**NEDLANDS**  
45 Stirling Highway

150 - 240 sqm

## Prime First Floor Office Tenancy

For Lease: \$295 per sqm

Level 1, 45 Stirling Hwy, Nedlands (North West Tenancy)

Area: 150sqm

Net Rent: \$295sqm

Outgoings: \$146.88 (FY25)

Car bays: 1 bay per 40sqm leased at \$200/bay/mth. (3 bays)

Newly refurbished area

Includes:

- Internal kitchenette (dishwasher, fridge, microwave, sink)
- Partitioned with meeting room

<b>Property ID</b>	L21347659
<b>Property Type</b>	Offices
<b>Building / Floor Area</b>	150 - 240

## AGENT

**Matthew Edwards**

0402 515 251

matthew.edwards@rhcwa.com.au

- Large open area with work stations
- Fitout currently being completed.

Availability: Immediate

Ground Floor, 45 Stirling Hwy, Nedlands

Area: 240sqm

Net Rent: \$295sqm

Outgoings: \$146.88 (FY25)

Car bays: 1 bay per 40m2 leased at \$200/bay/mth. 6 bays

Includes:

- Internal kitchenette (dishwasher, fridge, microwave, sink)
- Internal private toilet
- Partitioned into various meeting rooms

Availability: Immediate

Property Features:

- Fully fitted out with exceptional natural light and newly refurbished
- Areas: from 150sqm – 240sqm
- Suit office/physio/medical and allied health
- Exceptional building
- Disabled access
- End of trip facilities
- Fantastic suburban location
- Generous parking ratio PLUS no DOT parking levy

For Lease: \$295 per sqm

Outgoings: \$147 per sqm (24/25 budget)

Parking: \$200 per bay per month

For more information or to arrange a viewing, please contact the Leasing Agents.