



## UNDER OFFER




**Circa 9% net return!**  
**Lease Extended Until 2027**

**EAST PERTH**  
Suite 3/159 Adelaide Terrace

349 sqm

2 

**Offers Invited - Current Lease Extended until 30th June, 2027!**

**Sold**

Offers invited to show net return of circa 8.5% – 9% !!!


Opportunity to secure a fully leased investment, with long standing tenant, high quality building & tenancy fitout with Quality returns

- 349sqm office
- 2 secure car bays
- Secure, Ground floor position
- Long standing tenant
- Tenant has recently exercised their 2 year option
- High quality office presentation

Property ID	L22033985
Property Type	Offices
Building / Floor Area	349
Car Spaces	2

### AGENT

**Terry Menage**

 0413 046 317

 [terry.menage@rhcwa.com.au](mailto:terry.menage@rhcwa.com.au)

- Fully partitioned
- Entry / reception
- Boardroom
- 11 offices (or mix of meeting rooms)
- Two open plan areas
- Staff kitchen & break out
- Data & store area
- Disabled access compliant
- Shower onsite
- Wilsons car park located next door (Bennett St), plus ample street parking readily available
- Short walk to Langley Park & Swan River, along with other locations such as Law Courts
- Surrounded by cafes & amenities
- Only 11 lots in building

Current total rental \$127,983 p.a. plus outgoings & GST (includes Parking license income)

Long Standing Tenant and expected returns well over 7% net!

For further information please contact the Selling Agent.