

# Lazenby's Real Estate

*Commercial and Industrial Real Estate Specialists*

ACN: 005 374 489 Licence Number: 025442L

## FOR LEASE

EXCELLENT OFFICE BUILDING IN PROMINENT CBD LOCATION  
**79 Wills Street, BENDIGO**



### Comprising of:

- Office building 160m<sup>2</sup> (approx.)
- Secure storage shed 59m<sup>2</sup> (approx.) comprising 2 lockable areas plus undercover storage area
- Secure parking for approx. 5 vehicles on-site

### Office:

- 4 offices individually air conditioned plus open space office and reception area
- Storage room, utility area, tea room and 2 individual toilets
- Security system
- R/C A/C plus central gas heating
- Data points throughout
- New carpet and vinyl plus ducted vacuum system

**Rental \$35,000 P.A. - \$2,917 P.C.M plus outgoings  
Annual CPI increases**

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