

- Extensively refurbished to a high standard – work completing early 2013
- Strong investment credentials in tightly held precinct
- Well suited to Self Managed Super Fund investors

- Prominent in a convenient location
- Variety of unit sizes - 80m<sup>2</sup>, 114m<sup>2</sup>, 223m<sup>2</sup> & 249m<sup>2</sup> or combination of up to 1,494m<sup>2</sup>
- Excellent car parking ratio of 1:26m<sup>2</sup>

*Areas and dates are approximate*



# FOR SALE

231 Balcatta Road, Balcatta

ASPIRE TO  
SOMETHING BETTER  
CORPORATE QUALITY  
AND VALUE IN ONE



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High quality office units  
**FOR SALE NOW**  
from 80m<sup>2</sup> – 1,494m<sup>2</sup>

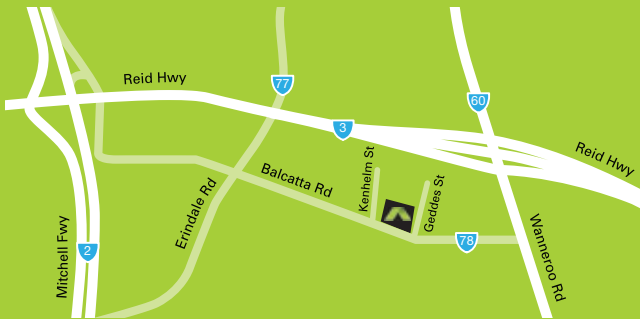
**Act now to secure your position in what is one of Balcatta's most exciting new high quality office developments.**

**Extensively redeveloped strata property – Will offer an excellent quality finish in this prominent main road location.**

**Beat the CBD rents and commute - Aspire to something better. Quality office space in close proximity to a number of prosperous northern Perth suburbs.**

Aspire Business Park, 231 Balcatta Road, Balcatta is a prominent office and showroom premises which is undergoing a major redevelopment programme to offer an exceptional finish both internally and externally. The property is prominently located on a prime site on Balcatta Road. It offers an excellent combination of newly refurbished office space, high car parking availability, convenient access and local amenities.

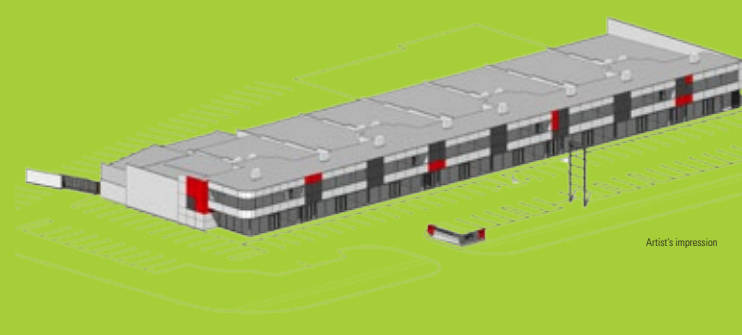
The property is being extensively upgraded to include new and upgraded external facades, refurbished common areas offering access to the first floor suites, improved front car park and landscaping and a high specification internal office finish.



The ground floor offers eight large clear span office and showroom suites with areas from 249m<sup>2</sup> to 314m<sup>2</sup> totalling 2,031m<sup>2</sup>, available individually or combined to suit. At first floor there are eight office suites of 80m<sup>2</sup> to 114m<sup>2</sup> providing a total of 674m<sup>2</sup> which can also be sold, or let, individually or combined to suit.

The accommodation is set over ground and first floor and offers flexible strata units which are available individually, or combined, to suit a wide range of occupational requirements.

SUITE	LEVEL	SIZE (M <sup>2</sup> )	USE	ASKING PRICE
1	GF	314	Showroom	Committed
2	GF	223	Showroom	\$869,700
3	GF	249	Office	\$995,000
4	GF	249	Office	\$995,000
5	GF	249	Office	\$995,000
6	GF	249	Office	\$995,000
7	GF	249	Office	\$995,000
8	GF	249	Office	\$995,000
9	GF	438	Warehouse	Committed
10	1st	114	Office	\$540,000
11	1st	80	Office	Committed
12	1st	80	Office	\$380,000
13	1st	80	Leased office	\$380,000
14	1st	80	Leased office	\$380,000
15	1st	80	Leased office	\$380,000
16	1st	80	Office	\$380,000
17	1st	80	Office	\$380,000



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For further information or to arrange an inspection please contact the joint selling agents.

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