



## 1 Danks Street Level 1, 1 Danks Street, 2017

Danks Street is a well known design, art and food precinct in the eastern side of the city fringe close to Moore Park.

1 Danks Street is a stylish building with mixed retail, office and residential uses in the building. This space has a number of desirable characteristics, with its own amenities, kitchenette and an outdoor terrace area. Given the size of this tenancy, the availability of a car space is an unusual bonus.

Features include:

- ✓ Good building with strong identity
- ✓ North facing balcony/terrace
- ✓ Parking @ \$300 PCM+gst
- ✓ Own amenities including shower
- ✓ Kitchenette
- ✓ Some furnishings if required
- ✓ Thriving Danks Street location
- ✓ Cafes and restaurants at your doorstep

↑	Level .....	1
✕	Suite .....	4
✕	Area m2 .....	89m2
💰	Price Per m2 .....	\$550
💰	Annual Rent .....	\$48,950
🏠	Fit Out .....	Nlce office fitout
🚗	Pæ 1 car space @	\$300 PCM+GST

### 📍 Location

High profile creative building in a diverse commercial, residential and retail precinct of Waterloo.