



PRD.

**5.02 / 2 - 8 Brookhollow
Norwest
NSW, 2153**

**Price Guide \$ 1,280,000 - \$
1,330,000 - No GST**

 **6**

Suite 5.02, 2-8 Brookhollow Avenue, Norwest NSW 2153

Tenanted Investment or Owner Occupier Potential.

An excellent opportunity to purchase a tenanted office suite within the Atlas building which is considered one of the best office buildings in Norwest.

This corner aspect property features a 16 sqm external balcony with Norwest views together with an impressive reception /concierge setting and customer lounge area next to Coffee Club.

The office suite currently is part of a larger combined office tenancy tenanted to a major office client under 1 lease and situated on the 5th Floor with picturesque views of Norwest from the external balcony.

The Atlas is situated at the entry gateway of Norwest Business Park with major tenants including Virgin Active Gym and supported by Coffee Club Cafe / Restaurant and the Atlas Childcare & ELC.

The location gives short access to the M2 & M7 Motorways, Norwest Metro Train Station and Norwest Marketown & Waterfront Restaurants.

This is a unique opportunity to acquire a Income producing investment or owner occupy in the medium term.

Agents



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