



# UNIQUE OFFICE / CLEAN MANUFACTURE - FULLY AIR CONDITIONED

**Leased**

Leased: Wed 18-Aug-21

Industrial/Warehouse • Offices

40 O'Malley Street, Osborne Park, WA 6017

**Floor Area:**

1000.0 m<sup>2</sup> - 1320.0 m<sup>2</sup>



## Property Description

---

- **RARE OFFICE / WORK AREA CONFIGURATION!**
- **HIGH QUALITY OF BUILDING!**
- **PLENTY OF ONSITE PARKING!**

- Buildings of this quality do not become available often!
- Perfect corporate headquarters!
- Area from 1000m2 to 1,320m2 available - Office and airconditioned work area
- 32 onsite car-bay

### OPTION 1 - Part building - 1000m2

- 435m2 fully partitioned office over two levels
- 500m2 airconditioned work-area
- 110m2 mezzanine
- shared use of reception, toilets and kitchen
- 25 carbays

### OPTION 2 - The Whole Building - 1320m2

- 570m2 fully partitioned office over two levels
- 640m2 airconditioned work-area
- 110m2 mezzanine
- 32 Carbays

- Office areas are immaculately presented for this style of building
- Glass partitioned offices
- Modern well presented reception area
- Fully alarmed
- Fully data-cabled with fiber optic connection
- Electronic locking with swipe card access
- High level of natural light from front windows.
- LED lighting

- Airconditioned work areas / warehouse have ceilings, aircon and LED lighting through-out
- Ceiling height of approx 3.5m, however extra height (up to 6m) above this ...

## Additional Details

---

**Car Spaces**  
32

**Parking Comments**  
32 onsite car bays  
(4 undercover)

40 O'Malley Street, Osborne Park, WA 6017



**Adam Smith**  
0434 216 575

---

**Altegra Property Group - Perth**  
Level 7, 12 St George's Terrace,  
Perth WA 6000