

# INFORMATION MEMORANDUM

**QUALITY COMMERCIAL/RETAIL SUITES FOR  
SALE OR LEASE AT AN AFFORDABLE RATE**

**12 Salonika Street, Parap**

**May 2017**



# 12 SALONIKA STREET PARAP

## Executive Summary

| # No. | Status |                   | Level | Car Spaces | Area (sq.m) |       | Leasing | Pricing               | Availability | Fit-out           |
|-------|--------|-------------------|-------|------------|-------------|-------|---------|-----------------------|--------------|-------------------|
|       |        |                   |       |            | Internal    | Total | Rent    | Proposed Price List   |              |                   |
| 101   |        |                   | G     | 2          | 252         | 252   |         | SOLD                  |              |                   |
| 102   | Leased | Dentist           | G     | 1          | 189         | 189   |         | SOLD                  |              |                   |
| 104   |        |                   | G     | 1          | 277         | 277   |         | Offers over \$650,000 |              |                   |
| 110   | Leased | Remmah Properties | G     | 5          | 168         | 168   |         | 765,000               |              |                   |
| 114   |        |                   | G     | 1          | 109         | 109   |         | SOLD                  |              |                   |
| 116   | Leased | Territory Laundry | G     | 2          | 150         | 150   |         | 595,000               | Immediate    |                   |
| 117   |        |                   | G     | 1          | 162         | 162   |         | POA                   | 3-4 months   | Can be fitted out |
| 118   |        |                   | G     | 3          | 317         | 317   |         | POA                   | 3-4 months   | Can be fitted out |
| 152   | Leased | Q Bar and Café    | G     | 3          | 623         | 623   |         | SOLD                  |              |                   |
| 201   |        |                   | 1     | 9          | 543         | 543   |         | SOLD                  |              |                   |
| 205   | Leased | IPAR              | 1     | 1          | 193         | 193   |         | SOLD                  |              |                   |
| 206   |        |                   | 1     | 1          | 228         | 228   |         | Offers over \$520,000 | 3-4 months   | Can be fitted out |
| 215   |        |                   | 1     |            | 301         | 301   |         | SOLD                  |              |                   |
| 216   |        |                   | 1     | 3          | 421         | 421   |         | SOLD                  |              |                   |
| 217   |        |                   | 1     | 1          | 144         | 144   |         | POA                   | 3-4 months   | Can be fitted out |
| 218   |        |                   | 1     | 1          | 142         | 142   |         | POA                   | 3-4 months   | Can be fitted out |
| 219   |        |                   | 1     | 1          | 190         | 190   |         | POA                   | 3-4 months   | Can be fitted out |
| 220   |        |                   | 1     | 1          | 70          | 70    |         | POA                   | 3-4 months   | Can be fitted out |

|               |   |
|---------------|---|
| Rent Reviews: | Negotiable  |
| Outgoings:    | Outgoings are included in the rental. Tenancy electricity (incl. A/C electricity), chilled water supply, security and cleaning are all paid direct by the tenant in addition to rental. |
| Car Parking:  | The tenant is responsible for the cleaning of tenancy areas. The body corporate/caretaker is responsible for common area cleaning.  |
| Comments:     | The Avenues, situated at 12 Salonika Street, Parap offers a unique range of opportunities for tenants and owner occupiers and would suit a multitude of end users.                      |

Now well established and only 5 minutes' drive from the Darwin CBD why would you position yourself anywhere else?

- Easy access.
- Good parking available on and off street.
- Beautiful landscaping.
- Incredible amenity.
- Environmentally friendly.
- Established restaurants, cafes and bakery,
- Child Care Centre.
- Existing Health Services including Optometrist, Chiropractor, and a Dentist.

Knight Frank is now marketing a range of suites that would suit both retail and commercial end users. We see opportunities that exist for:

- Doctor's surgery.
- Convenience Store.
- Delicatessen.
- Recruitment agencies.
- NGO's.
- Engineers and Architects.
- Real estate. Agency
- Mortgage Brokers.
- Insurance agencies/companies.
- Hair and Beauty.
- Gyms.

We have a range of ground floor and first floor suites available for sale and/or lease. There are attractive incentives on offer for leasing deals and we are very competitive on the rental front. We have tenancies from as small as 70sqm and can accommodate an office requirement of up to 720sqm and a myriad of smaller tenancies in between this.

The commercial tenancies have access to the Boardroom which can be booked through the caretakers for private meetings. There is also access to the business atrium which can be accessed for an informal meeting or break-out area for staff. This space can also be booked for functions and events and provides businesses in The Avenue with a point of difference to other business hubs and office precincts.

On the ground floor we have tenancies that range from 162sqm up to 317sqm and if need be we can accommodate a combined tenancy of just under 480sqm. These tenancies are currently 'cold' shells but the owner will consider refurbishing to a 'warm shell' prior to occupation/settlement.

On the first floor we have tenancies available from 70sqm and can accommodate a requirement of in excess of 700sqm if need be. We have other smaller tenancies of 142sqm, 228sqm and a range of other tenancy sizes also.

### **Incentives**

Fit-out contributions and rent free are all able to be negotiated as are the rents on the tenancies that we have available. We strongly recommend interested parties make a time to come and meet with us to discuss what we can deliver for your business.

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| NABERS: | Not Rated |
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| GST: | All quoted rentals, fees and charges are exclusive of GST |
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12 SALONIKA STREET  
PARAP

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### Contact Details

For further details or to arrange an inspection please contact:

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