



## 4 Douro Place, WEST PERTH 6005

*Buy GST Free & Occupy in 2025 OR Invest!*

| Premises: | Area m <sup>2</sup> : | Asking Price: | Comments:  |
|-----------|-----------------------|---------------|--|
| Suite 1   | 77                    | \$280,000     | Reception / waiting area with 3 private offices (lease expiry December 2025)               |
| Suite 2   | 77                    | \$280,000     | Split into 2 large open plan areas (lease expiry August 2025)                              |
| Suite 3   | 77                    | \$280,000     | 3 private offices & open plan work area plus store / comms room (lease expiry March 2025). |
| Suite 4   | 77                    | \$280,000     | 4 private offices plus open plan work area (lease expiry June 2025).                       |

### Location:

4 Douro Place is well positioned in West Perth with excellent accessibility to Thomas St and the Mitchell / Graham Farmer Freeways. With numerous cafés and restaurants within walking distance plus close proximity to public transport such as the CAT Bus, this is a prime West Perth location suitable for any business.

### Description:

Suites 1 - 4 at 4 Douro Place, West Perth are available for sale individually or together. Each suite has an area of 77sqm (for a total of 308sqm) and are fully self-contained with individual amenities. All suites are currently leased with varying expiry dates meaning lots of flexibility for the discerning buyer. With great natural light and 1 secure car bay per suite, these offices are perfect for owner-occupiers or investors. For further information, please contact Porter Commercial.

### Contact:

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