

13 Narabang Way Belrose

5 January 2026

Ben Dalley 0403 100 500 or John Dalley 0403 100 100

13A & 13B Narabang Way Belrose For Lease						
Suite No.	Size sqm	Net rent	per sq m	Car, secure spaces	Car, on grade	Balcony
13A						
Suite 1 (Ground floor)	198	66,330	335	1	6	yes
Suite 2 (Ground floor)	93	32,550	350	1	2	yes
Suite 1 & 2 combined (Ground floor)	291	97,485	335	2	8	yes
Suite 5 (Ground floor)	178	59,630	335	2	4	yes
13B						
Suite 1 (Ground floor)	183	61,305	335	2	4	
Suite 2 (Ground Floor)	190	63,650	335	3	4	
Suite 1 & 2 combined (Ground floor)	373	124,955	335	5	8	
Suite 1 (Level 1) Total area	1,225	410,375	335	18	26	yes
Basement Storage Area (gross rent)	42	6,000	143 (Gross)			
Suite 1 can be divided up into any size from 67 sqm to 1,225 sqm						
Belrose Business Centre, see page 2						
Notes						
Secure under cover parking leased at \$120 plus GST per month per space						
On grade open parking at no cost and included with the rent						
Annual rent reviews are the greater of 3% or CPI						
Outgoings current budget is approximately \$103 psm pa plus GST						
Additional parking can be leased on a monthly basis while available if required						
Lease terms are flexible and negotiable						
Benlee can assist with fit out design and construction as well as tailored furniture packages						
On site café						

Marketing Video - https://www.youtube.com/watch?v=bgBhNw7_Ikd&ab_channel=BenleeProperty

See page 2 for the Belrose Business Centre, providing small offices with facilities included.

Virtual Tour - <https://kuula.co/share/collection/7vlvd?logo=1>

Belrose Business Centre

13B Narabang Way, Belrose

5 January 2026

Belrose Business Centre For Lease				
	Size SQM	Annual rent	Monthly rent	Weekly rent
Suite 101	63.0	Leased		
Suite 102	58.0	35,000	2,916.67	673.08
Suite 103	47.0	Leased		
Suite 104	29.7	Leased		
Suite 105	50.8	Leased		
Suite 106	38.0	Leased		
Suite 107	60.5	38,000	3,166.67	730.77
Suite 108	45.0	Leased		
Suite 109	44.0	35,000	2,916.67	673.08
Suite 110	58.0	41,000	3,416.67	788.46
Suite 111	42.6	32,000	2,666.67	615.38
Suite 112	33.0	Leased		
Suite 113	49.0	Leased		
Suite 114	43.0	22,000	1,833.33	423.08
Suite 115	75.0	Leased		
INCLUDED				
1 external car space				
Wireless internet 30MB/30MB, can upgrade for extra cost				
Free use of 3 meeting rooms with conferencing facilities				
Air conditioning running cost, maintenance & electricity cost				
Kitchen dining/break out areas				
On site café, can cater in your office or meeting room				
All building outgoings				
Benlee can assist with fit out design and construction as well as tailored furniture packages				
NOT INCLUDED				
Electricity cost for light & power, provided by landlord & separately metered for each tenant				
Additional external and secure car parking available				
Secure basement car parking @ \$120 plus GST per month				
External car parking @ \$70 plus GST per month				
GST paid on above rentals				