26 October 2026



Aerial View – 13A & 13B Narabang Way



13A Narabang Way

13A & 13B Narabang Way, Belrose

For Lease

Suite No.	Size sqm	Net Rent ($)	$ per sq m	Car Secure	Car On Grade	Balcony
13A						
Suite 1 (Ground floor)	198	66,330	335	1	6	✓
Suite 2 (Ground floor)	93	32,550	350	1	2	✓
Suite 1 & 2 combined (Ground floor)	291	97,485	335	2	8	✓
Suite 5 (Ground floor)	178	59,630	335	2	4	✓
Suite 12 (Level 1)	117	39,195	335	1	3	✓
13B						
Suite 1 (Ground floor)	183	61,305	335	2	4	
Suite 1 (Level 1) – Total area	1,225	410,375	335	18	26	✓
Basement Storage Area (gross rent)	42	6,000	143 (Gross)			
Suite 1 (Level 1) can be divided into any size from 67 sqm to 1,225 sqm						

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 cafe

Marketing Video https://www.youtube.com/watch?v=bgBhNw7_ldk&ab_channel=BenleeProperty

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

For inspections and inquiries: Ben Dalley 0403 100 500 | John Dalley 0403 100 100 | admin@benlee.co

Belrose Business Centre – 13B Narabang Way, Belrose

Suite No.	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	16,636	1,386.33	319.92
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
- Kitchen dining / break out areas
- On site cafe, 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

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Belrose Business Centre





Building Foyer – 13A Narabang Way



Building Foyer – 13B Narabang Way



Suite 1, Level 1 – 13B Narabang Way



Belrose Business Centre – Suite with Bush Outlook



Belrose Business Centre – Suite with Balcony



Belrose Business Centre – Meeting Room



Belrose Business Centre – Meeting Room



Belrose Business Centre – Meeting Room



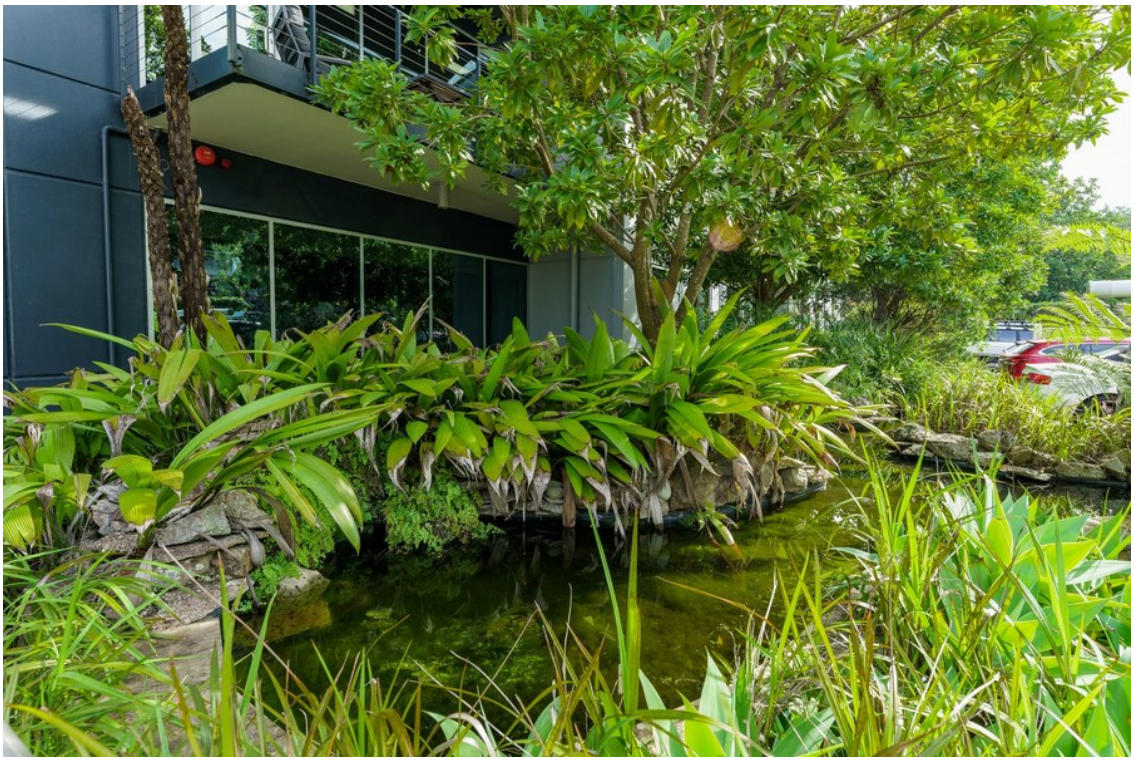
Belrose Business Centre – Meeting Room



Belrose Business Centre



Belrose Business Centre – Outdoor Area



Building Gardens