



mortlockclinic

Full-time Office Leases

~Offices and Reception Area

We match our leases to your needs. With flexibility in the number of offices leased we can tailor the area needed to your requirements. Reception and waiting areas are established. Minimal set up costs as office fit out including internal data and phone cabling exists.

There are two Full Time Office Lease options available.

- Individual Room
- Package Plan

Office Lease Includes:

- 1 year lease with the right of renewal for 5 years. Negotiable.
- All offices have natural lighting and individual air conditioners.
- Comfortable, family friendly waiting area with public male, female and disabled toilets.
- External building signage.
- Reception and Administration support by negotiation.
- Use of shared staff amenities including fully equipped kitchen and bathroom facilities.
- Outgoings (electricity, water, rates, cleaning costs) calculated as a percentage of area occupied, and billed separate to rental charges.
- Very accessible with off street parking for staff and customers.
- Fit out complete; central data and phone cabling and the ability to manage external phone and fax connections

Option 1: Full Time Office – Individual Room:

<u>Room</u>	<u>Area</u>	<u>Status</u>	<u>Rent per week</u>
Office 1	7.68 m ²	Leased	-
Wait Office	10.53 m ²	Available	P.O.A.
Consult 7	10.89 m ²	Available	P.O.A.
Treat 7	11.22 m ²	Available	P.O.A.
Treat 6	14.04 m ²	Leased	-
Managers Office	16.38 m ²	Leased	-
Consult 6	23.01 m ²	Leased	-
Store 1	3.80 m ²	Leased	-
Store 2	4.75 m ²	Leased	-

Option 2: Full Time Office – Package Plan:

Take advantage of a package discount when renting multiple offices; **20% discount off the whole package** if leasing all 3 rooms currently available, 15% discount for a 2 room package. Inquire about a **start up rent free period** to help you get established, and take advantage of the many benefits that Mortlock Clinic has to offer. Please direct inquiries to the Business Manager.

Location

The street address is 52 Mortlock Terrace. Mortlock Terrace is a prime arterial road into the CBD with a high traffic flow and public exposure. Mortlock Terrace is a rapidly expanding area of Port Lincoln hosting numerous small and commercial businesses.

Enquiries to: Business Manager

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