

**NOW  
LEASING**

# Prime Commercial & Retail Opportunities

*Currambine District Centre*

*74-86 Delamere Avenue, Currambine Western Australia*



## Available for Lease:

- Office Space (banks, real estate agents, finance brokers, accountants, settlement agents, lawyers, professional services, etc.)
- Retail and Convenience Store
- Gourmet Food/Restaurant/Café
- Medical Consulting Rooms
- Showrooms

Leasing agents



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Disclaimer: Conditions are subject to change without prior notice. All area measurements are intended as a guide only and are subject to survey. Whilst every care has been taken in the preparation of this document, its accuracy cannot be guaranteed. Rendered images are artist impressions only. Prospective tenants should make their own enquiries to satisfy themselves of pertinent matters. Details herein do not constitute any representation by the lessor or his agent and are expressly excluded from any contract.

Secure a prime position in this superbly  
located commercial precinct





# Secure your future business success at Currambine District Centre

- Prime District Centre Location with high traffic exposure.
- Corner of Marmion & Shenton Avenues providing direct access to Joondalup CBD and Mitchell Freeway.
- Adjacent to existing established retail complex with Woolworths, Grand Cinemas, and specialty stores.
- Rapid residential population growth in Burns Beach, Iluka, and Currambine.
- Market research: Demographic profile of surrounding suburbs features relatively high disposable household incomes and purchasing power.
- 7,000 sqm of Net Leasable Area.
- Ground floor & first floor tenancies available with a range of floor areas.
- Ample Parking: 253 parking bays (139 undercover and 114 on-grade).
- Precinct is undergoing major transformation with contemporary residential and upmarket commercial developments.
- Vibrant commercial and entertainment hub from day to night.
- Secure a strategic central location for your business in an area with well established suburbs and high growth potential.

