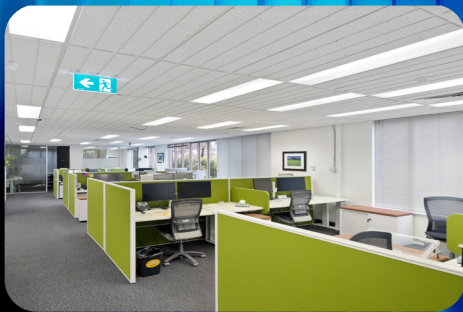




## 38 Thynne Street, **BRUCE**

Yield Commercial presents for sale or lease a high-quality, standalone two-storey building, ideally suited to medical or office use, prominently positioned on a substantial 5,574 sqm corner block in Bruce, ACT.

### Highlights:

- + Block Size – 5,574sqm
- + NLA – 1,485sqm
- + 4-star NABERS energy rating
- + Zoning: CZ5 Mixed Use
- + Fully fitted out office layout with furniture
- + Two-storey building, refurbished in 2015
- + Upgraded air conditioning throughout
- + 65 onsite carspaces
- + New carpeting and LED lighting installed
- + Open plan work areas plus individual offices
- + Lift access (750kg capacity)
- + Substantial landholding with mixed-use zoning
- + Significant future redevelopment potential

### Approved Additional Uses

- + Health facility
- + Veterinary clinic
- + Hospital
- + Indoor recreation facility
- + Place of worship



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