

2025-2026

45 DELAWNEY STREET, BALCATT

office information

STIRLING BUSINESS ASSOCIATION

www.stirlingbusiness.asn.au

EVERYTHING YOU NEED IN ONE PLACE

At Stirling Business Centre, we provide flexible, affordable, and fully serviced office spaces tailored for small business owners, sole traders, and remote professionals. Whether you're scaling up or simply looking for a quiet and professional environment to work from, our offices are designed to help you thrive—with everything you need already taken care of.

Located in the heart of the Balcatta (only 12 minutes from the CBD), our private, lockable offices come in options of ready to move your set up in, or fully furnished. Each space includes individually controlled air conditioning, secure Wi-Fi, external windows for natural light, and professional door signage. You'll also enjoy 24/7 access and the peace of mind that all outgoings—power, water, and security—are included in your flat rate.

Our all-inclusive pricing model means no surprises, and no lock-in contracts give you the flexibility to grow on your own terms. Tenants also have access to shared meeting rooms, kitchen facilities, end-of-trip amenities, a welcoming business community, and a professional reception and waiting area. Plus, you'll be supported by our friendly Stirling Business Association team and on-site concierge staff during business hours.



Each individual licensed office has access to:

- ✓ Individually controlled air conditioning
- ✓ High-speed, secure Wi-Fi
- ✓ Lockable private offices with external windows
- ✓ Door signage and professional presentation
- ✓ Access to reception and waiting areas
- ✓ Use of shared meeting rooms and kitchen
- ✓ All outgoings included - power, water, and security
- ✓ Concierge support during standard hours
- ✓ Free on-site parking and end-of-trip facilities
- ✓ No lock-in contracts, all-inclusive transparent pricing
- ✓ Community feel with opportunities to connect and grow

SUPPORT BEYOND FOUR WALLS

Being a tenant at Stirling Business Centre means more than simply renting a space. You become part of a thriving, supportive business community with a range of additional benefits designed to make your workday smoother, more productive, and more enjoyable.

All tenants receive discounted access to our professional facilities, including the boardroom, training room, and meeting room—ideal for hosting clients, workshops, or team sessions. You'll also have full use of our communal kitchen, welcoming breakout areas, and secure end-of-trip facilities, including showers and bike racks.

With lots of free on-site parking, a secure premises, and friendly faces on hand during the workday, you can focus on your business while we take care of the rest.

Whether you're here to focus, connect, or grow—Stirling Business Centre gives you the space and support to do it all.



When you rent an office you also receive:

- ✓ Discounted access to our boardroom, training room, and meeting room
- ✓ Full kitchen access for meals, breaks, and coffee catch-ups
- ✓ Lots of free on-site parking for you and your guests
- ✓ End-of-trip facilities, including showers and bike racks
- ✓ Secure premises with peace of mind built in
- ✓ Use of communal areas for informal meetings or quiet breaks
- ✓ Exclusive events and networking opportunities to connect with like-minded professionals
- ✓ Complimentary SBA Membership, giving you access to resources, business support, and exposure
- ✓ Monthly lunch invites to meet and mingle with other licensees
- ✓ A warm and supportive team to welcome and assist you throughout your tenancy

OFFICE SIZES & PRICES

Here at the Stirling Business Association we have a range of offices sizes to suit small and micro business needs.

- ✓ 11 Square metre offices are suitable for 1-2 occupants.
- ✓ 15 Square metre offices are suitable for 1 - 3 occupants.
- ✓ 20 Square metre offices are suitable for 1 - 4 occupants.
- ✓ 30 Square metre offices are suitable for 1 - 5 occupants.
- ✓ We also have options for day hire and co-working spaces.

Whether you're scaling up or simply looking for a quiet, productive space—you'll feel right at home here.

	Monthly Fee	Bond	Total to Start
30sqm	\$1860	\$1860	\$3720
20sqm	\$1420.65	\$1420.65	\$2841.30
15sqm	\$1116.20	\$1116.20	\$2232.40
11sqm	\$855.75	\$855.75	\$1711.50



Ready to take the leap?

If you're ready to go ahead with one of our packages, contact us on the details below.

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WWW.STIRLINGBUSINESS.ASN.AU/TENANCY