



# For Lease



## 376 Pacific Highway CROWS NEST

Level 1

### LOCATION:

Corner location on Pacific Highway, close to train station and bus stops. This office space for lease in Crows Nest offers great exposure on Pacific Highway.

### DESCRIPTION:

- Amazing natural light
- Walking distance to transport/ amenities
- 24 hour access and EOFT

Lease your own exclusive space, in one of Crows Nest's most prominent corners! The building boasts incredible exposure, located directly opposite Crows Nest Post Office.

Would suit office, medical, dental and a variety of other commercial uses (STCA).

- Exclusive access point
- Great natural lighting
- Self contained with own kitchenette
- Corner location on first floor
- Great signage opportunities
- 24 hour direct street access
- Close to all cafes, banks, retail stores
- Within walking distance to public transport
- Includes shower and bath (EOTF)

Contact PropertyFox today for a personalised list of leasing options!

<b>RENT:</b>	\$20,000.00
<b>RENT \$/SQM:</b>	\$250.00
<b>AREA:</b>	80.00 sqm
<b>OUTGOINGS:</b>	Gross Rental
<b>PARKING:</b>	One Space Available at \$200 pspcm + GST
<b>NABERS RATING:</b>	N/A
<b>COMMENTS:</b>	Available NOW

### CONTACT:

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Suite 8.03  
Level 8, 14 Martin Place  
Sydney NSW 2000

**Sydney North**  
Suite 12  
Level 1, 67 Christie Street  
St Leonards NSW 2065

**Sydney West**  
Ground Floor  
79 George Street  
Parramatta NSW 2150



Misrepresentation act - these details and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



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