



For Lease



480-490 Pacific Highway ST LEONARDS

Tower 2 Suite 2.01

LOCATION:

St Leonards Square is perfectly positioned with its prime business location, approximately 200 metres from the new proposed Crows Nest Metro station currently under construction and 400 metres from St Leonards Train Station.

St Leonards Square is in a class of its own and will be much more than a residential, retail and lifestyle destination.

The area is already a buzz of small, medium and larger commercial and retail organisations. With its imminent transformation that will be driven by the adjoining health precinct and investment in government infrastructure, St Leonards Square as your next office location, will not disappoint.

The property is located a short walk from the Royal North Shore Hospital medical precinct (to the West) and the cosmopolitan Crows Nest retail strip (to the South East).

DESCRIPTION:

- Perfect for office or medical users
- Incredible exposure and natural light
- Long term leases available

PropertyFox and Knight Frank are proud to present to market this incredible office opportunity within the impressive St Leonards Square development by Mirvac.

Key features include:

- Suite entrance adjacent to lifts
- Amazing natural light with ceiling high glass throughout
- 2,400 sqm of retail directly below on Street Level.

T 02 9438 1888 **E** enquiry@propertyfox.com.au **W** propertyfox.com.au

RENT:	\$
RENT \$/SQM:	\$
AREA:	209.00 sqm
OUTGOINGS:	Currently estimated at \$150/sqm approx.
PARKING:	Two car spaces available at \$400 per month each
NABERS RATING:	N/A
COMMENTS:	-Available end of 2019

CONTACT:

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Sydney CBD

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





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- Diagonally Opposite future Crows Nest Train Station (currently under construction) and moments to St Leonards Train Station Transport Hub.
- Strong growth location, neighbouring Royal North Shore Hospital and Mater Hospital
- 95 retail customer car spaces
- Potential fitout floor plans have been designed – provided with your enquiry
- Completion end of 2019

Contact the exclusive leasing agents for more information or an inspection.

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