



# Lease



## 117 Majors Bay Road CONCORD

### First Floor Office

#### LOCATION:

Exceptionally vibrant retail village precinct comprising cafes & restaurants servicing affluent waterside catchment along Parramatta River.

#### DESCRIPTION:

Key Features include:

- 1st Floor Commercial
- Outstanding tenancy on prime corner
- Extensive immaculate fit out – just plug and play
- Valuable 40 metre corner frontage on main intersection of Majors Bay Road
- Exceptionally vibrant retail village precinct comprising cafes & restaurants servicing affluent waterside catchment along Parramatta River
- Bustling commercial hub with 94,225 residents located with a 10 minute drive from property
- Modern Building completed 2014

#### RENT:

\$

#### AREA:

160.00 sqm

#### OUTGOINGS:

Estimated at \$25,800 pa

#### PARKING:

#### COMMENTS:

- Available NOW

#### 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



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.