



# For Lease



## 69 Christie Street ST LEONARDS

Level 2

### LOCATION:

Ideally placed within close proximity to the Royal North Shore & Mater hospitals, AMA House is located in one of the most sought after locations in St Leonards. Across the road from 'The Forum', St Leonards station, Reddam House early learning centre and Fitness First gym. Short walk to Cafés, Restaurants, retail precinct of Crows Nest and future Metro Train Station.

With increasingly large numbers of Residential building conversion activities in the area, St Leonards is fast becoming a highly desirable Residential and Commercial Hub. Newly completed developments immediately next door (The Landmark & St Leonards Square) offer exceptional retail offerings and Wilson Parking services that will benefit any tenant!

### DESCRIPTION:

- Fully furnished office for occupation
- Close to Train Station
- Perfect for Medical users in "AMA House"

Existing fitout with furniture includes;

- Reception & Waiting area, with custom-built 'micro-suede' seating lounge
- 1 x Boardroom/Meeting Room
- 2 x Offices, separate to main open plan area
- 1 x Stationery room and storage area
- Air-conditioned throughout
- Internal kitchenette
- Very pleasant outlook
- Extensive natural light, with blinds for control of light if required
- Currently fitted out with 11 x Large Desks/Work Stations, plus extensive quality built-in

**T** 02 9438 1888    **E** [enquiry@propertyfox.com.au](mailto:enquiry@propertyfox.com.au)    **W** [propertyfox.com.au](http://propertyfox.com.au)

<b>RENT:</b>	\$
<b>RENT \$/SQM:</b>	\$
<b>AREA:</b>	200.00 sqm
<b>OUTGOINGS:</b>	Not applicable.
<b>PARKING:</b>	3 spaces at \$400 per space pcm + GST + Levy
<b>NABERS RATING:</b>	N/A
<b>COMMENTS:</b>	Suites 124 + 125 + 126

### CONTACT:

Lachlan Worthington  
0421 777 889  
[Lachlan.Worthington@propertyfox.com.au](mailto:Lachlan.Worthington@propertyfox.com.au)

### 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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bookshelves, filing cabinets and storage cupboards

- Computer and telecom cabling throughout, including main IT/Telecom hub area
- Full back-to-base security system
- Tiled floor to kitchenette and good condition 'flecked' charcoal carpet throughout
- 2nd Entrance/Access door
- 3 x Security Car Spaces available

Contact the exclusive agents, PropertyFox for more details.

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