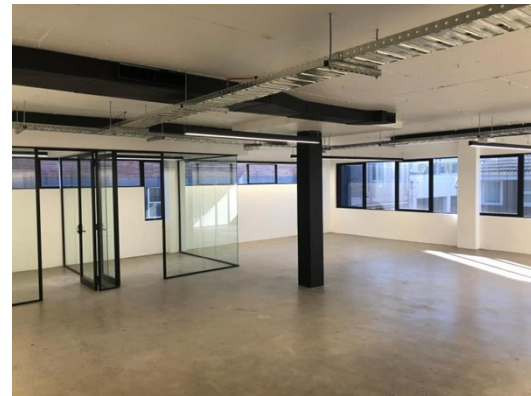
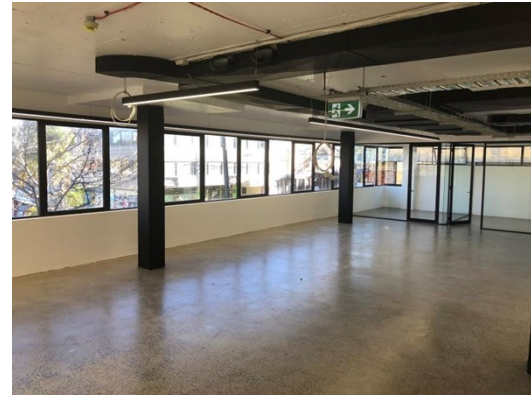




# For Lease



## 24-26 Falcon Street CROWS NEST

### Level 1 Suite 1.02

#### LOCATION:

Positioned within the vibrant cosmopolitan suburb of Crows Nest, this property offers numerous benefits including proximity to retail amenity and transport options.

24-26 Falcon St is located a few doors down from the Woolworths & Alexander St car park, the Crows Nest Hotel and the upcoming Crows Nest Triangle Development. Position yourself for the future, with the property only 400m away from the Crows Nest Metro Train Station, due for completion in 2024.

#### DESCRIPTION:

24-26 Falcon Street Level 1, has just been transformed with a brand new refurbishment of the highest quality! The new refurbishment has created four suits + common areas. Refurbishment incorporated the following; new foyer, bathrooms, kitchenettes, polished concrete floors, exposed ceilings, black framed full height glass partitions, all with LED strip lighting throughout.

Spaces have access to a common meeting room space + large kitchen.

Leasing opportunities:

- Suite 2: 186.3 sqm

New fitout includes fresh polished concrete + two offices + storeroom.

Contact PropertyFox for an inspection today!

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

<b>RENT:</b>	\$
<b>RENT \$/SQM:</b>	\$
<b>AREA:</b>	186.30 sqm
<b>OUTGOINGS:</b>	Gross Rental - Not Applicable
<b>PARKING:</b>	\$350 per space, per calendar month + GST
<b>NABERS RATING:</b>	N/A
<b>COMMENTS:</b>	

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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.