



# For Lease



## 599 Pacific Highway ST LEONARDS CREATIVE, HIGH EXPOSURE OFFICE SPACE

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Whole First Floor	359.00			Gross	Includes 30 sqm Exclusive Ground Floor Retail Entrance Lobby
First Floor Suite 1	130.00			Gross	Potential for options from 90-310 sqm
First Floor Suite 2	158.00			Gross	Potential for options from 90-310 sqm

### LOCATION

Welcome to one of St Leonards' busiest corners! Across the road from St Leonards Square, home to 2,400 sqm of retail, 3,200 sqm of office and 527 apartments.

599 Pacific Highway is perfectly positioned, approximately 200 metres from the new Crows Nest Metro Station currently under construction and 280 metres from St Leonards Train Station.

### DESCRIPTION

599 Pacific Highway is a perfectly positioned commercial office building in close proximity to St Leonards Train Station future Metro Station. Recently completed, 599 Pacific Highway offers its tenants convenient, efficient commercial space at a cost effective rental rate with generous contributions.

### Key Features:

- Ample natural light with floor to ceiling glass façade
- Neighbouring Royal North Shore Hospital and Mater Hospital and Crows Nest retail strip
- Ample parking available
- 200m from St Leonards Station
- 200m from Crows Nest Metro Station

### Availability:

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



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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Whole First Floor: 359 sqm (includes 30 sqm Exclusive Ground Floor Retail Entrance Lobby)  
First Floor Suite 1: 130 sqm (Potential for options from 90-310 sqm)  
First Floor Suite 2: 158 sqm (Potential for options from 90-310 sqm)

Incentives Include:

1. Spec Fitout, Turn Key Office Solutions
2. Combination of Rent Free or Rental Reductions

For more information or to arrange an inspection time please contact one of the exclusively appointed agents.

**OUTGOINGS:** Not Applicable - Gross Rental

**CAR PARKING:** Three car spaces to be included in the rental.

**NABERS RATING:** N/A

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