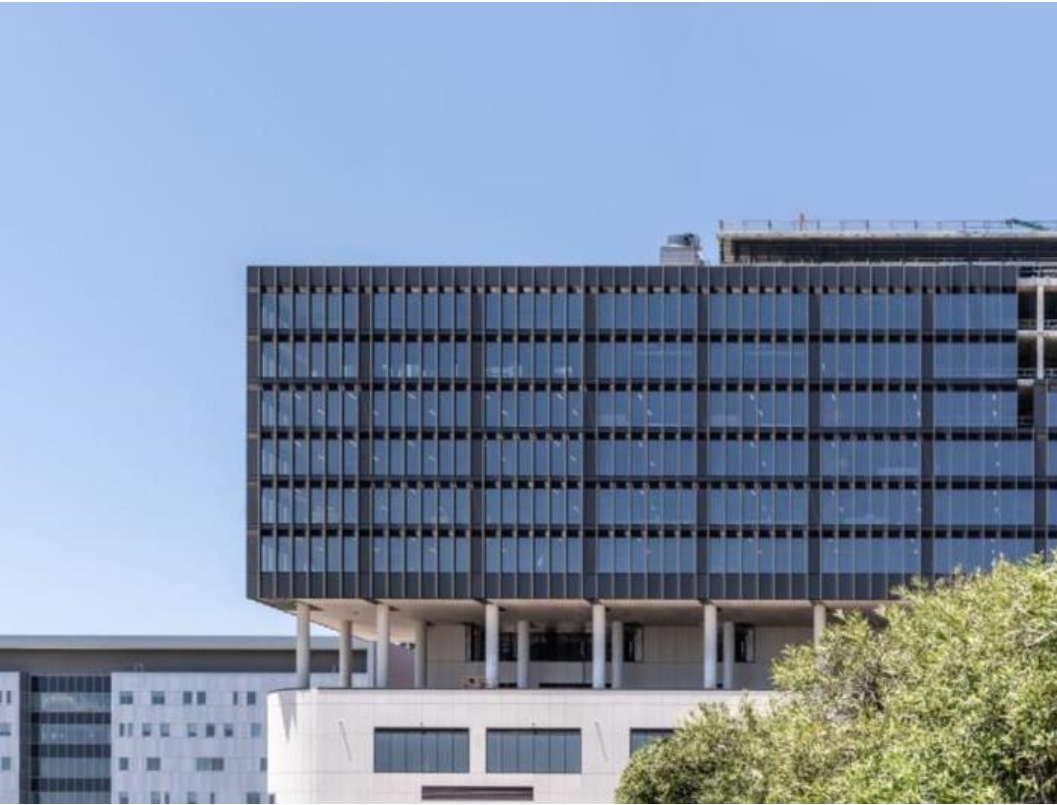




For Lease



7 Westbourne Street ST LEONARDS

A new benchmark in healthcare workspace

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Podium	390.00			Net	Available Jan-21
Ground	265.00			Net	Available Now
Tower A Part Level 2	550.00			Net	Available Jan-21
Tower A Part Level 3	250.00			Net	Available Jan-21
					Able to Subdivide from 50sqm
Tower A Level 4	1,100.00			Net	Available Jan-21
Tower B Level 3	1,107.00			Net	Available Jan-21
Tower B Level 4	1,103.00			Net	Available Jan-21
Tower B Level 5	1,103.00			Net	Available Jan-21
Tower B Level 6	1,103.00			Net	Available Jan-21

LOCATION

Perfectly positioned opposite Royal North Shore Hospital and North Shore Private Hospital, North Shore Health Hub is the future of health, offering medical professionals brand new suites from 50 - 4,500sqm. Purpose built workspaces feature full height windows, bathing the suites in natural light while the communal areas boast a modern, design-led palette.

DESCRIPTION

North Shore Health Hub offers 300+ car spaces directly under the building, including electric charging stations, while premium bathroom, locker and storage facilities are available onsite, making work-life balance easier.

The facility will feature food and beverage offerings and an exclusive outdoor terrace, providing a great opportunity to engage and interact with other specialists.

With construction underway, now is the time to join other leading health care specialists at the North Shore Health Hub - a people first amenity never before seen in a medical precinct. Early 2021 completion date.

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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In keeping with advice from the government and leading industry bodies, namely Safe Work Australia, we've increased our hygiene measures and made significant changes to the way people move through and interact in our spaces in order to adhere to social distancing rules.

OUTGOINGS: Outgoings estimated (\$/sqm pa) \$155.00 Tower A, \$145.00/sqm Tower B.

CAR PARKING: 300 car spaces including electric charging stations

NABERS RATING: N/A

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