



For Lease



116 Alexander Street CROWS NEST ECONOMICAL WHOLE BUILDING

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Whole Building	773.10			Gross	Available Now
Ground Floor	23.50			Gross	Available Now
Ground Storage	11.70			Net	
Level 1	230.00			Gross	Available Now
Level 2	230.00			Gross	Available Now
Level 3	230.30			Gross	Available Now
Level 2 & 3	460.30			Gross	Available Now
Level 1, 2 & 3	690.30			Gross	Available Now

LOCATION

In the heart of Crows Nest, just seconds walk from Crows Nest retail. 450m* to the future Crows Nest Metro Station. 750m* from St Leonards Train Station. (*Approximate)

DESCRIPTION

With a wealth of incoming infrastructure, 116 Alexander Street is an opportunity well positioned for continued growth.

116 Alexander Street benefits from the following key highlights:

- Booming commercial precinct
- Four storey office building with a floor area of 773sqm*
- Dual street frontage and parking for 8 vehicles
- Common area showers

Whole building or individual floors available for lease.

Existing fitout includes:

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





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Ground Floor: 23.5 sqm + 11.7 sqm storage
o 23.5 sqm space with massive floor to ceiling glass windows at the front of the building
o Perfect for a boardroom

Level 1: 230 sqm
o 5 offices
o Two open plan areas
o Kitchen
o Lightwell breakout

Level 2: 230 sqm
o Reception
o Waiting room
o 1 front facing office/meeting room
o 1 front facing boardroom
o Two studios with two viewing rooms
o Kitchen
o Lightwell breakout

Level 3: 230.3 sqm
o Two open areas
o Small meeting room
o Long seated room
o Big reception/Open plan area
o Storage room
o Kitchen
o Lightwell breakout

OUTGOINGS: Gross Rental - Not Applicable

CAR PARKING: 8 car spaces available at \$250/car space per month + GST

NABERS RATING: N/A

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