



# For Lease



## 44 Miller Street NORTH SYDNEY MOVE STRAIGHT IN! FITTED FURNISHED SUITE!

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Level 7 Suite 7.02	133.00			Gross	133 sqm + 60 sqm suite next door
Level 7 Suite 7.01 & 7.02	196.00			Gross	

### LOCATION

Only a 1 Minute Walk to the Train Station and in the Heart of North Sydney CBD.

### DESCRIPTION

A fully fitted, furnished Suite 7.01-7.02 lies at the front of the building, overlooking 44 Miller St, North Sydney – just seconds away from North Sydney Train Station, Greenwood Plaza, Post Office, Blues Point Road cafes and restaurants!

Suites available include:

Suite 7.02: 133 sqm  
Or Combines Suite 7.01 & 7.02 to create a 196 sqm space!

133 sqm – Suite 7.02: Existing fitout includes:

- Fully furnished
- Five offices
- Reception area
- Kitchen + storage room
- Open plan area

Total: 196 sqm (plus 63 sqm) – Suite 7.01: Existing fitout includes:

- Fully Furnished
- One office
- One boardroom

**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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- Dry kitchen
- Open plan area

Contact the exclusive agent: Lachlan Worthington on 0421 777 889.

**OUTGOINGS:** Gross rental

**CAR PARKING:** Via operator

**NABERS RATING:** N/A

**CONTACT:** **Lachlan Worthington**  
0421 777 889  
Lachlan.Worthington@propertyfox.com.au

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