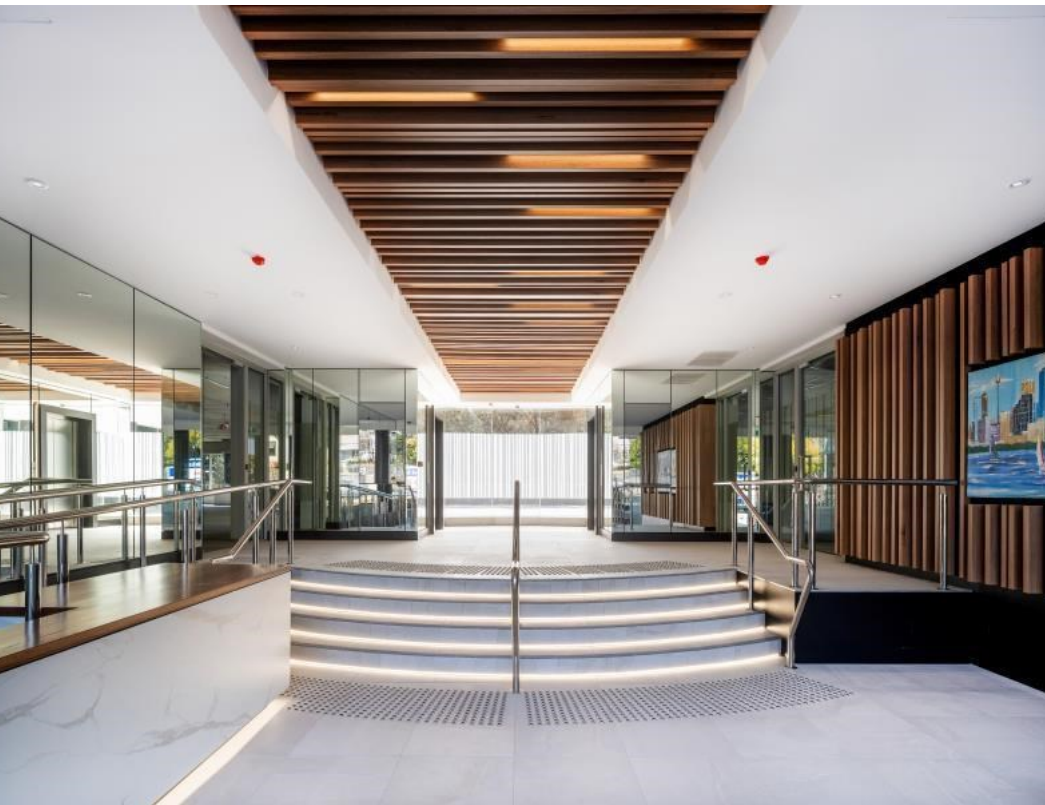




# For Sale / Lease



## 25 Ryde Road PYMBLE Building

### LOCATION:

Pymble Place is a highly sought-after location for commercial offices, centrally located on Sydney's North Shore! Immediate access to Sydney's major arterial roads and public transport makes commuting a breeze!

### DESCRIPTION:

- Areas up to 3,414 sqm
- Commanding Main Road exposure
- Generous Parking (1:25sqm)

### CUSTOMISED TO SUIT YOUR UNIQUE BUSINESS

The opportunity exists for owner occupiers, investors and tenants to secure quality A-Grade space in this fully refurbished building. Strata suites from 195 sqms up to the whole building of 3,414 sqms are available to lease or purchase!

The developer is offering a turn-key solution with full fitout (subject to your specification).

Building comprising of two low rise towers connected by a centre lift lobby. Entry to both towers is via a superbly landscaped forecourt and central lobby. Floor to ceiling windows ensure great natural light and bush views. Large balconies and terraces on most levels.

Key features include:

- BUILDING REFURBISHED TO A-GRADE SPEC
- Areas from 195 to 3,414 sqms approx.

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

<b>RENT:</b>	\$
<b>ASKING PRICE:</b>	\$
<b>AREA:</b>	3,414.00 sqm
<b>OUTGOINGS:</b>	Gross rental
<b>PARKING:</b>	Car Ratio 1:25
<b>NABERS RATING:</b>	N/A

### COMMENTS:

### CONTACT:

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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





# For Sale / Lease

- Large floor plates from 1,676 sqms to 2,253 sqms
- Generous Parking Ratio 1:25 sqm (251 car spaces)
- Excellent Floor to Ceiling height throughout
- Perfect for a Corporate HQ
- Commanding Main Road exposure with signage opportunity
- Expansive balconies with great bush outlook

\*\$156/sqm is the interest only payment assuming, \$8,000/sqm purchase price, 65% LVR, 3% interest rate.

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