

1/335 Crown St, Wollongong, NSW 2500

\$41,600 pa + GST

Office Suite



## For Lease | Office / Medical Consulting | CBD Position with

Positioned within Wollongong's CBD, 335 Crown Street presents a versatile opportunity suited to office or medical consulting users seeking a well-located premises with strong accessibility and exposure.

**Open for Inspection**

By Appointment.

Recently sold and now offered for lease, the property provides a practical layout for a range of professional uses, with the flexibility to tailor the space to suit your business requirements (STCA).

The property is further supported by its proximity to Wollongong Train Station at the rear, along with the proposed station precinct development, expected to significantly enhance foot traffic, connectivity, and overall activation of the area (STCA).

### Key Features:

- Suitable for office or medical consulting use (STCA)
- Flexible layout to accommodate a range of professional users
- Prominent Crown Street address within Wollongong CBD
- Walking distance to Wollongong Train Station
- Benefit from proposed station precinct upgrades and increased activity (STCA)
- Surrounded by established commercial, retail, and service-based businesses
- Excellent exposure with strong passing traffic

This is a strong opportunity for occupiers seeking a centrally located premises with both immediate functionality and long-term upside.

Enquire now to arrange an inspection.

### Listed By



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