Call Agent

### 2/540 Botany Rd, Alexandria, NSW 2015

Office Suite, Other 6 🗭

















# Prime Office Space for Lease

Are you looking for the perfect space to elevate your business? Look no further! We have a fantastic office available for lease at 540 Botany Rd. This prime location offers everything you need to succeed. Including 10kW Solar System comprising 24 x 415w Longi Solar Panels and 10kW Fronius inverter.

## Key Features:

- Aprox 200-500 Sqm\*
- Solar Panel included, connected and operating.
- High Ceiling Up to 4.5m\* at the highest point
- Open Plan Layout With Offices/Metting Room
- Exposed Concrete And Polished Floor
- Abundance Of Nature Light
- Off Street Parking & 6 Secured Parking
- Own Toilet And Kitchenette
- Close To Cafes, Restaurants, And Shops.
- 950m\* Walk To Green Square Station And 5KM To CBD.

Don't miss out on this opportunity to establish your business in a thriving location.

Call Dennis on 0419 970 554 or Gong 0414 628 158 to arrange private inspections.

#### **Open for Inspection**

By Appointment.

#### **Property Features**

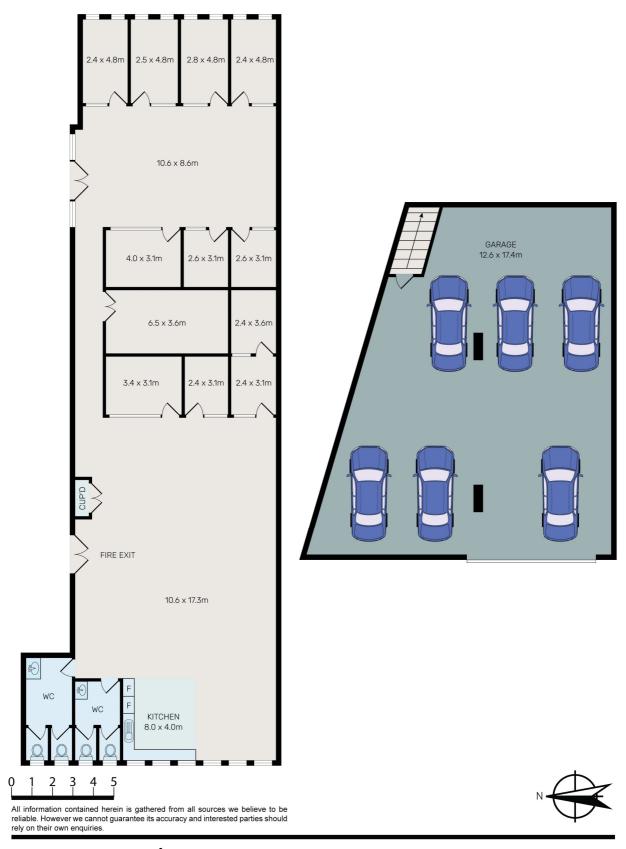
- From 50 550 Sqm\*
- 6 Secure Parking
- Internal Kitchenette & Toilet

Listed By A.J. DUFFY Phone: (02) 8339 4100



Listing Number: 3441405

#### Floorplan



Suit 2/540 Botany Road, Alexandria

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