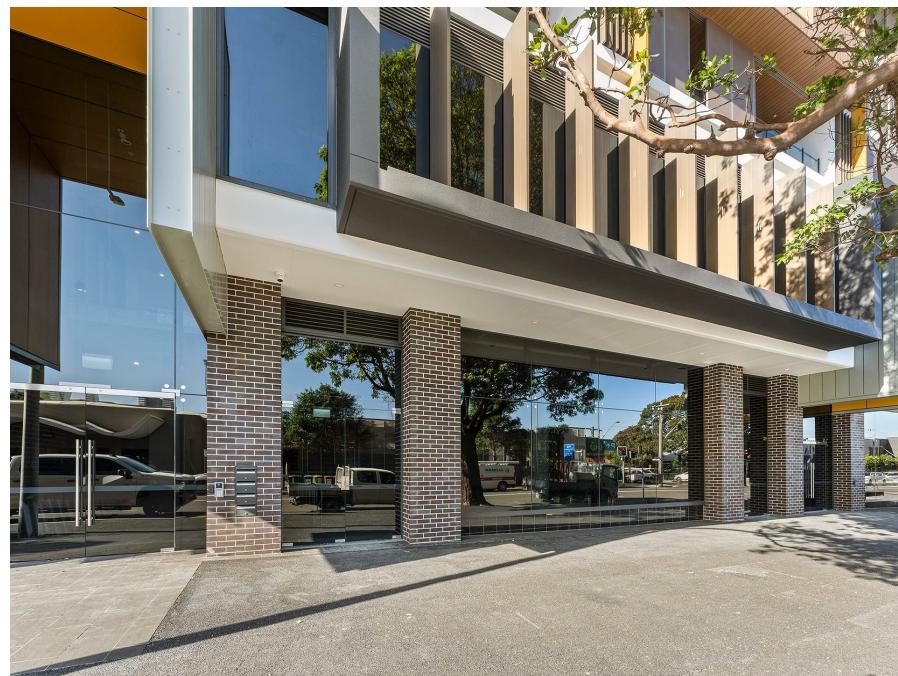


**2/71-77 Kembla St, Wollongong, NSW 2500**

**Contact Agent pa**

Retail Shop



**Office /Retail Spaces Brand New Modern Build**

- \* Suite 2 - 142 sqm Office/Retail space on Ground Floor.
- \* Located within the Civic Building - complete and ready to occupy.
- \* High passer by foot and vehicle traffic, adjacent to Woolworths.
- \* Floor to Ceiling glass frontage and access facing Kembla St.
- \* Space comes with private amenities and parking for three vehicles (3).
- \* Option for landlord to partially fit out space with Dropped Ceilings / Lights / Air Con & Flooring - subject to Lease Terms & Conditions.
- \* Ideal location central to Wollongong CBD and major attractions such as Win Stadium, Performing Arts Centre and Entertainment Centre.
- \* Contact Agent to day to secure your new premises.

\*\* Outgoings are estimated.

**Open for Inspection**

By Appointment.

**Listed By**

Harry Stefanou  
Phone: (02) 4229 6640  
Mobile: 0413 737 585



Listing Number: 3458270