

## 27 Ohalloran St, Adelaide, SA 5000

CONTACT AGENT + Outgoings +  
GST

Office Suite



### Premium Two Level Office Building in a Prestigious CBD Locat

Three prominent street frontages, 27 O'Halloran Street offers a rare opportunity to secure a modern, fully fitted office building in one of Adelaide's most desirable commercial pockets. Nestled between the South Parklands/South Terrace and Gilbert Street and within walking distance to Gouger Street this property combines convenience, amenity, and workplace functionality in a serene and leafy city precinct.

**Open for Inspection**

By Appointment.

#### Modern, Flexible Office Accommodation

This contemporary two-level office building has been thoughtfully designed to support up to 70 staff (approx.), with a blend of private offices, open-plan areas, workstations, and quality office furniture. The layout caters to a wide variety of business operations and offers immediate move in capability.

#### Property Features

- Total Office Area: 1,100 m2 (approx.)
- Ground Floor Area: 320 m2 (approx.)
- First Floor Area: 780 m2 (approx.)
- 22 secure ground floor car parks, two separate entry/exit points for ease of access
- Both levels provide excellent natural light, efficient floor plates, and modern corporate presentation.
- A convenient lift connects the secure parking area to both office floors, enhancing accessibility for staff and visitors.
- Modern kitchen facility, with a spacious lunch / breakout area
- Two well appointed boardrooms, ideal for training, presentations, and meetings
- Quality office joinery, furniture, and workstations
- Future potential for EV charging stations and bicycle storage

Prominent building signage opportunities enhance corporate visibility on this high exposure corner. Located in a peaceful yet highly connected CBD enclave, this address offers outstanding lifestyle and commuting advantages:

- Adjacent to the South Parklands and close to South Terrace
- Steps from Gilbert Street, with its cafés and the popular Gilbert Street Hotel
- Short walk to vibrant Gouger Street, the Central Market, and King William Street
- Easy access to public transport, including bus and tram routes
- Nearby IGA supermarket and numerous hospitality options

#### Listed By

The Office

Phone: (08) 8556 6001

