

98-100 Kembla St, Wollongong, NSW 2500**Expressions Of Interest**

Retail Shop

**CBD | Prime Commercial Leasing Opportunity**

Elders Real Estate Wollongong present an outstanding opportunity to lease high-quality commercial space within a prominent CBD building.

Open for Inspection

By Appointment.

Property Highlights:

- Level 1 tenancy comprising approximately 490sqm net lettable area
- Flexible, functional layout with modern fit-out ready for immediate occupation
- Suitable for professional services, consulting, medical and/or allied health
- Owners will consider splitting the tenancy into multiple smaller lettable areas
- Private ground-floor entry foyer with direct street access from the car park
- Upgraded building services
- Column-free central open-plan workspace
- Fully air-conditioned
- Male and female amenities
- Ultimate flexibility with immediate occupation available
- Attractive market incentives on offer

Existing Fit-Out Includes:

- Boardroom
- Meeting rooms and private offices
- Kitchen and breakout area
- Collaboration zones
- Workstations and storage areas

Parking

- On-site parking for approximately 10 vehicles

Location:

Ideally positioned in the heart of the Wollongong CBD business and financial precinct at 98–100 Kembla Street, with close proximity to:

- Wollongong CBD Mall and major retail precinct

Listed By

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