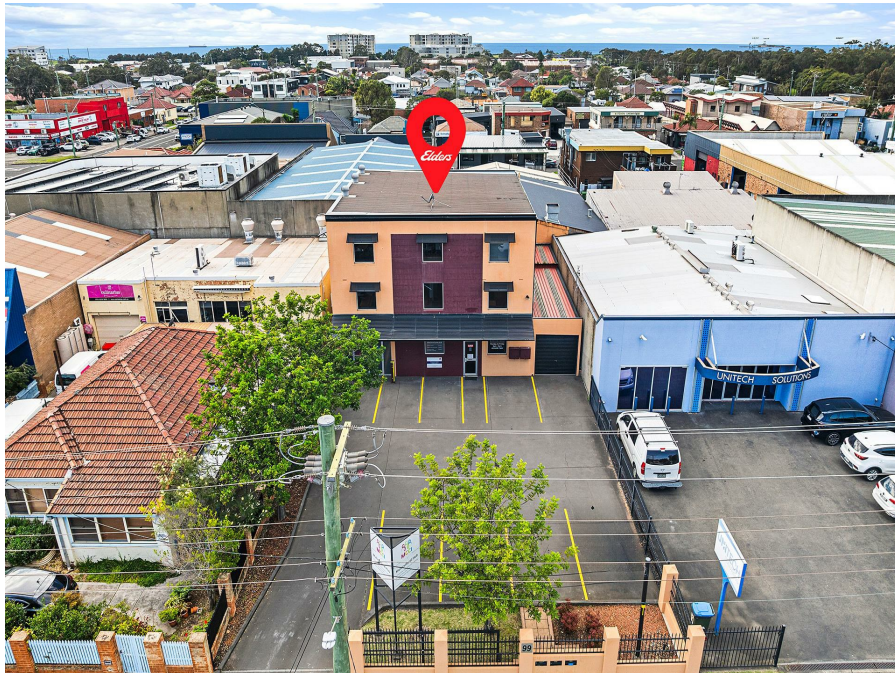


99 Kenny St, Wollongong, NSW 2500

Medical/Consulting

Expressions Of Interest**Premium CBD Commercial Space for Lease | Flexible Three-Level**

Prime Commercial Premises – Wollongong CBD Fringe

Elders Real Estate Wollongong is proud to present this versatile three-level commercial building for lease, ideally positioned on the fringe of Wollongong's thriving CBD.

Open for Inspection

By Appointment.

Surrounded by established commercial businesses and just moments from major amenities, this is an outstanding opportunity for businesses seeking high-quality office accommodation in one of Wollongong's most tightly held commercial precincts.

With flexible leasing options available, the property can accommodate a single occupant requiring the entire building or businesses looking to lease individual levels.

Property Features

- Flexible leasing options – lease the whole building or individual levels (subject to availability)
- Zoned E3 – Productivity Support
- Situated on an approx. 531m² site
- Modern and versatile floorplans featuring open-plan offices, private offices and meeting rooms
- Each level separately metered, providing flexibility for multiple tenancies
- Fully equipped kitchens and dedicated staff breakout areas
- Amenities on every level, including an accessible bathroom on the ground floor
- 8 secure onsite car spaces, including a triple tandem garage (3 spaces)

Approximate Floor Areas

- Ground Floor – 124m²
- First Floor – 118m²
- Second Floor – 134m²

Positioned on the edge of the Wollongong CBD, the property enjoys excellent access to a wide range of services and transport options, making it an ideal location for professional offices, medical, consulting or commercial businesses.

Listed By

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