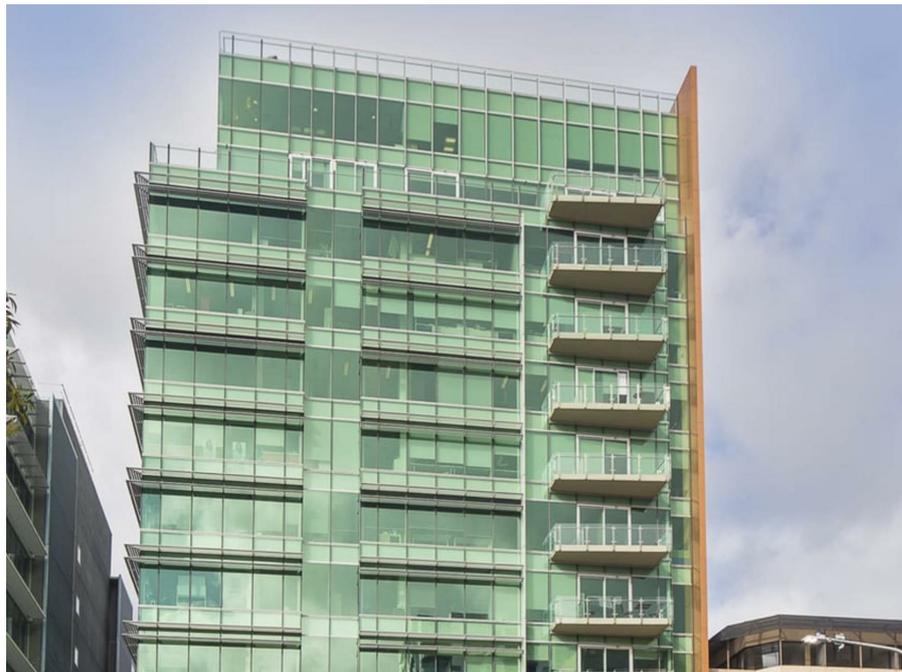


Suite 607/147 Pirie St, Adelaide, SA 5000**Under Contract**

Office Suite

**Light-Filled City Suite with Circa 8% Rent Until 2027 (appro**

Big on perks, high on potential? Suite 607 at Aurora on Pirie is where investment meets inspiration. Whether you're looking to move in, lease out, or diversify your SMSF portfolio, this sleek and sunny CBD space ticks all the right boxes.

Currently leased with a strong 8% net return and set within one of Adelaide's most iconic commercial towers, this is a chance to claim your slice of the city with confidence and class.

Why You'll Love It:

- ? Bright, open plan 52m2 space with natural light & air conditioning
- ? Kitchenette and access to high-end shared amenities
- ? Prestigious Hindmarsh Square address with concierge service
- ? State-of-the-art business hub: boardrooms, meeting spaces, tech-ready zones
- ? Full use of on-site gym, spa, sauna & pool
- ? 24/7 secure access with CCTV
- ? High-speed connectivity to keep your business moving
- ? Ideal for SMSF investors, owner-occupiers or portfolio builders

A prime address just moments from public transport, car parking options, and surrounded by thriving businesses, cafes, and parklands ? it's the ultimate fusion of business and lifestyle.

For more information about the property please contact Frank Azzollini on 0419 849 037 or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All dimensions & land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Listed By

Frank Azzollini
Phone: (08) 8347 3666
Mobile: 0419 849 037

Frank Azzollini
Phone: (08) 8347 3666
Mobile: 0419 849 037

**Open for Inspection**

By Appointment.