

Suites 4,5/741 Lawrence Hargrave Dr, Coledale, NSW 2515

Price on Application

Office Suite



Premium Boutique Ground Floor Office Suites - Coledale

Rare opportunity to secure three boutique ground floor commercial suites as a single tenancy within the tightly held Northern Illawarra market.

Positioned on Lawrence Hargrave Drive in the heart of Coledale, the offering combines coastal lifestyle appeal with functional, professional workspace suited to creative, consulting, wellness or hybrid business operators.

Key features include:

- Opportunity to lease 3 private boutique office suites together as one tenancy
- Each suite includes its own direct external ground floor access
- Corner suite has prominent street frontage with strong visibility to Lawrence Hargrave Drive
- Air-conditioned suites adjacent to the established WorkLife shared workspace hub
- Optional access to overflow workspace and premium meeting room facilities on demand
- Outgoings included
- Minimum 12-month lease term preferred
- Up to 4.5-year sublease term available in line with head lease
- Shared outdoor seating areas
- Approx. 200m walk to Coledale Beach and ocean pool
- Walking distance to popular cafes, hospitality venues and local amenities
- Generous untimed street parking nearby
- Onsite parking available at additional cost

This is a sublease opportunity with WorkLife holding the head lease.

Open for Inspection

By Appointment.

Listed By

Tony Moschella

