

Lvl 5/13A Montgomery St, Kogarah, NSW 2217

LAST SUITE LEFT!! 73sqm/\$590pw

Medical/Consulting



## MONTGOMERY SKY SUITES - 73sqm of Premium Space!

Brand new premium suites on offer

Located on the top level of the highly sought after and desirable 13A Montgomery St Building, this space offers a tremendous opportunity for those looking to either expand their business or offer a supreme commercial location in the beating heart of Kogarah's major business and medical precinct.

**Open for Inspection**

By Appointment.

The suite offers its own kitchenette, bathroom facilities with showers, parking, undisturbed district views and easy access to other corporate offices.

Positioned moments away from Kogarah Train Station, Private Hospital, Council Chambers, St George Bank Head Office, TAFE NSW St George Main Campus, Kogarah Library and Service Centre, Kogarah School of Arts, Kogarah Veterinary Hospital and so much more.

The building is supported by a vibrant café and retail strip with nearby Town Square just a short stroll away offering dining and casual meeting options suitable for business and social meetings.

The developer and designer have worked together to provide a contemporary, safe and energy efficient space with functionality in mind. The exterior is a bold corporate statement showcasing a full height glass façade and striking colour palette.

Be the first to get in!

Suite 1: LEASED

Suite 2: 73m2 - LVL 4 - Currently Available \$590pw

Suite 3: 137m2 - LVL 5 - LEASED

### BACKGROUND:

Designed by industry-leading architects Smith and Tzannes, Kogarah Sky Suites design incorporates functional features with sustainability in mind, including:

Rainwater captured and used for toilet flushing

Energy efficient ducted air conditioning units with individual suite climate control

### Listed By

The Office

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