



## WALKER HOUSE, 161 Walker St, NORTH SYDNEY 2060

### AFFORDABLE OFFICE SPACE

#### LOCATION

Located in the heart of North Sydney on the upper end of Walker Street near the intersection with Berry Street. Just a short walk to the North Sydney Railway Station.

#### DESCRIPTION

A well proportioned suite with three offices and open plan area. A suite with plenty of benefits that would suit an array of users.

- Single Carspace
- On floor tea area
- Prime North Sydney location

#### FEATURES

- |   |                                      |  |
|---|--------------------------------------|--|
| <b>Lvl/Suite</b><br>Suite 303                           | <b>Rent</b><br>/m <sup>2</sup> Gross | <b>NABERS</b><br>0-star NABERS Energy rating |
| <b>Parking</b><br>1 @ \$450 p/m (includes parking levy) | <b>Term</b><br>To be negotiated      | <b>Rent Review</b><br>Annually               |
| <b>Building Grade</b><br>C                              | <b>Outgoings</b><br>Included in rent | <b>Comments</b>                              |
| <b>Area</b><br>75 m <sup>2</sup>                        | <b>Available</b><br>17 March 2017    |  |

#### CONTACT

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