



## 111 Flinders Street SURRY HILLS, NSW

### Modern multifunctional office set over two floors

Mercer Property is pleased to offer for lease a modern multifunctional office set over two floors at 111 Flinders Street, Surry Hills.

A contemporary and versatile office space at the vibrant Surry Hills end of Flinders Street, this building is located within 2kms of the Sydney CBD with the dynamic Crown, Oxford and Bourke Street precincts also on your doorstep.

Just 1 km from Central Station, the location is well-serviced by an extensive bus network and provides excellent walkability to a variety of city-fringe amenities, bars, eateries and Moore Park.

Totalling 1,517sqm over two levels, connected by interconnecting stairs, the flexible Flinders Street office occupies the ground and first floor of a heritage mixed-use building which features high ceilings, a designer fit-out and an abundance of natural light. Tenants have the option of keeping the existing fittings and layout, or bringing the space back to its base built specifications to complete their own custom fit-out.

In addition, there are 12 car spaces, including 6 tandem car parks available on a separate license agreement.

Configuration options available:

1. Entire tenancy of 1,517sqm
3. Suite 1 on the ground and first floors at 800sqm / Suite 2 on ground and first floors a

**Type** : Offices  
**Building Size** : 1517.00 m<sup>2</sup>

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