



## 9 Glebe Street GLEBE, NSW

### Reimagined creative office building

Mercer Property is excited to present to the market for sale for the first time as a newly reimagined creative office building, 9 Glebe Street, Glebe.

Meticulously designed and repurposed, this property offers a highly functional and inspiring space, ideal as an office, showroom, or residence. Located in the heart of bohemian Glebe, it serves as a premium, freestanding urban premises that combines exceptional design pedigree with heritage architecture, perfect for visionary business occupiers.

Set within the epicentre of bohemian Glebe creative landscape, the property provides the perfect platform for owners seeking a premium freestanding creative grade urban premises with exceptional design pedigree incorporating heritage architecture.

#### Key property highlights

Site Area: 227sqm \*  
Building Area: 325 sqm \* including 3 x car garage  
Local Government Area: City of Sydney  
3 x car lock up garage  
Zoning: R1 General Residential  
Floor Space Ratio: 1.25:1  
Building Height: 9m  
Leased until 14 January 2025  
Gross Income \$162,240.00 per annum\*

**Type** : Offices  
**Building Size** : 325.00 m2

**Tom Speakman**

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