



35 Myrtle Street CHIPPENDALE, NSW

## MIXED USE CORNER FREEHOLD - LEASED TO ONE OF AUSTRALIA'S FASTEST GROWING TECH COM

Mercer Property together with I.B Property are thrilled to present the former 1930s E G Bishops Engineering Building at 35 - 45 Myrtle Street, Chippendale, to the market for sale by Expressions of Interest.

This exceptional freehold property offers a distinctive blend of ground and first-floor commercial floorplates together with an adjoining residential terrace, making it a prime investment in one of Sydney's most vibrant creative and academic districts, just 2 km from the CBD.

The commercial building has recently been leased to an Established Tech Company which launched in 2017, pioneering quantum infrastructure software and just last year were awarded "Australia's Most Innovative Tech Startup".

Their tenure extends to 30 September 2029 with a 5-year option. Prior to commencement of their lease the building underwent a substantial multi-million-dollar renovation, upgrading all building services and infrastructure.

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Building Features include:

**Type** : Offices  
**Building Size** : 1186.00 m2

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