

# MERCER PROPERTY



## 44 Foveaux Street SURRY HILLS, NSW

### Premium half and whole floor spaces available

Mercer Property together with Karbon Property are excited to present to the market for lease, the exclusive 44a Foveaux Street, Surry Hills.

On offer is a selection of two unique spaces. A fully fitted and functional whole floor on level 2 of 299sqm + exclusive outdoor areas, as well as 170sqm suite on the level 1. These spaces can be lease in one line making up a total of 470sqm or separately.

Centrally located just 200m\* from Central Station, the premises is surrounded by Surry Hills finest cafes, restaurants, bars and shops.

#### Key features:

- Areas form 170-470 sqm
- Natural light from all sides
- Exclusive outdoor areas
- Bronze operable louvres
- Exposed brick & concrete finishes, cable trays and ducted AC
- Lift access to whole floor
- Exclusive male, female and DDA compliant amenities with shower
- Furnished, cabled (high speed internet) and ready to occupy

**Type** : Offices

**Building Size** : 170.00 - 470.00 m2

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