



# PREMIUM TURN-KEY SOLUTIONS | FIRST-CLASS OFFICE BUILDING

For Lease  
Contact Agent

Offices • Medical/Consulting

23 ON RYDE, 23 Ryde Road, Pymble, NSW 2073

## Floor Area:

125.0 m<sup>2</sup> - 550.0 m<sup>2</sup>



## Property Description

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- **Brand-New Fitouts**
- **Only Three Suites Left**
- **Seamless Access to Major Arterial Road**

23 Ryde Road (23 On Ryde) is a premium office building which integrates the latest in office technology and accessibility to key hubs. The immaculately presented lobby provides the desired 'wow-factor' for clients and prospects. Broad balconies take in the North Shore's famous bushland scenery and invite in the fresh air. Clever architectural design catches natural lighting, ensuring it reaches the expanse of each floor.

It is connected via two railway stations: Pymble and Gordon, nearby bus stops, a major arterial road, and moments from the M1 and M2 Motorways. In fact, 23 Ryde Road is easily accessed from almost any pocket of the broader North Sydney region, including North Sydney, Macquarie Park Business District, Mona Vale, The Northern Beaches, Hornsby, Chatswood and Lane Cove.

### Availability:

G.01 (164sqm) – Boardroom, 1 office, 12 workstations, kitchen/breakout and impressive reception/waiting area.

G.02 (240sqm) – Boardroom, 1 meeting room, 1 office, 18 workstations, large kitchen/breakout, waiting area and direct balcony access.

G.03 (127sqm) – Boardroom, 1 office, 8 workstations, kitchen/breakout, waiting area and direct balcony access.

\* Areas are approximate.

### Property Highlights:

- Excellent Natural light
- Brand-new fitouts
- Idyllic bushland vista & balconies
- Ample undercover car parking
- A-Grade amenities with shower facilities
- High ceilings with floor to ceiling glass...

## Additional Details

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### Parking Comments

61 car spaces at  
\$150 per space  
pcm + GST

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