



Fully fitted 9B City Fringe Opportunity

Leased

Leased: Mon 16-May-22

Offices

54 Parramatta Road, Forest Lodge, NSW 2037

Floor Area:

772.0 m² - 1560.0 m²



Property Description

- **Whole fitted floors**
- **Basement car parking**
- **Signage opportunities**

Colliers are please to present 54 Parramatta Road, Forest Lodge for lease. On offer is a fully fitted education facility ready for immediate occupation.

The office is situated within Sydney's city fringe, only 3.4 kilometres from the Sydney Central Business District. Forest Lodge is exceptionally well accessed, nestled between Camperdown, Glebe and Annandale, whilst also being near world renowned research, innovation and medical institutions such as University of Sydney, UTS and Royal Prince Alfred Hospital (RPA).

The site provides good connectivity to Central Station and Sydney CBD. Bus services run along Parramatta Road provide direct access to Broadway Shopping Centre, UTS, Glebe Point Road (active retail strip), George Street, Sydney, Victoria Park and Pool. Broadway Shopping Centre is approximately 1.2 kilometres east and features a Kmart, Coles, Target, Aldi, Dymocks Booksellers, JB Hi-Fi, Dick Smith, Harvey Norman, Harris Farm Markets, Rebel Sport, Hoyts 12 screen cinemas, a 500-seat food court, and over 100 specialty shops.

Key property features include:

- 2 x whole fitted floors
- Ground floor - Reception, board room, common rooms, 4 x classrooms, storerooms and amenities
- First floor - Reception, conference room, common room, offices, 5 x classrooms, 2 x computer lab room, storerooms and amenities
- Ducted air-conditioning, security swipe access and single OTIS lift (15 persons)
- Basement car parking up 42 car spaces with rear lane access
- Signage opportunities

For more information or to arrange an inspection please contact Justin ...

54 Parramatta Road, Forest Lodge, NSW 2037



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