



**CONCORD**  
Level 1, Suite 2/111 Parramatta Road

219 sqm

3

**191m<sup>2</sup>**

**COMTEMPORARY REFURBISHMENT JUST COMPLETED  
EXCELLENT LOCATION**

**\$71,625 PA NET + GST**

Situated in the established suburb of Concord, is an opportunity for the image conscious user to lease CBD grade office space moments from Strathfield station and retail amenities. The entire building was reinvigorated which involved a complete refurbishment of all the floors, an upgrade of all building services as well as a modernisation of the ground floor lobby.

Key features include:

- Open plan layout
- Sun-drenched throughout
- Refurbished foyer
- Refurbished lift

<b>Property ID</b>	L23314554
<b>Property Type</b>	Offices
<b>Building / Floor Area</b>	219
<b>Car Spaces</b>	3

## AGENT

**Mark Ammoun**

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- Gym Facilities
- Air Conditioning.
- Secure Building
- 3 X secure basement parking spaces.

Suites Available:

Office Suite 1

199m<sup>2</sup>

\$74,625 PA Net + GST

Office Suite 2

191m<sup>2</sup>

\$71,625 PA Net + GST

Office Suite 3

215m<sup>2</sup>

\$80,625 PA Net + GST

Office Suite 5

207m<sup>2</sup>

\$77,625 PA Net + GST

Office Suite 6

219m<sup>2</sup>

\$82,125 PA Net + GS

Located on the northern side of Parramatta Road, Concord and is approximately 250m from the M4 Motorway exit/entry at North Strathfield. Concord is included within the Inner West suburbs of Sydney and enjoys a convenient location being approximately 12kms from both the Sydney and Parramatta CBDs.

For more information or to arrange an immediate site inspection, please contact agents listed below.

Mark Ammoun

Raine & Horne Commercial

0410 532 733