

# Raine&Horne.<sup>®</sup> Commercial

STRATHFIELD SOUTH  
Level 1/19 Cosgrove Rd

400 sqm

5 

FOR LEASE  
400m<sup>2</sup>

CREATIVE, LIGHT-FILLED HIGH-TECH OFFICE SPACE WITH  
LOFT

\$120,000 PA GROSS + GST

Raine & Horne Commercial Bankstown are pleased to present this outstanding 400m<sup>2</sup> high-tech office space, now available for lease. Perfectly positioned in a central and highly accessible location, this fully self-contained property offers a stylish and functional environment ideal for creative professionals, tech firms, or service-based businesses seeking a premium presence.


#### Key Features:


- Prime Central Location – Conveniently located with excellent access to major transport routes, business precincts, and local amenities-making it easy for staff and clients alike.
- Prominent Signage Potential – Take advantage of valuable street exposure with designated signage opportunities to showcase your brand and boost visibility.

Property ID	L3715070
Property Type	Offices
Building / Floor Area	400
Car Spaces	5

#### AGENT

**Mark Ammoun**

 0410 532 733

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- Abundant Natural Light – An abundance of natural light throughout.
- Unique Loft Area – A modern loft adds flexibility, ideal as a creative breakout area, private office, or meeting zone.
- Fully Self-Contained – Enjoy the convenience of your own private bathroom and kitchen amenities for a comfortable, independent working environment.
- Modern Fit-Out – Stylishly designed with a spacious boardroom, welcoming reception area, and multiple office zones to suit a range of business needs.
- Secure Off-Street Parking – Includes 5 dedicated off-street parking for staff and clients.
- Comprehensive Security – High Security, Fully alarmed with integrated Video Intercom Access, camera surveillance and access control systems for total peace of mind.
- Tech-Enabled – Fully cabled and pre-wired for data and communication networks across the entire premises with your own dedicated NBN Fibre to the Premises
- Excellent Amenities – High-quality, bathroom with shower and kitchen + kitchenette facilities

This rare opportunity combines premium features, flexible layout, excellent exposure, and a vibrant location-making it the ideal choice for businesses ready to elevate their space and brand.

For more information or to arrange a site visit, please contact agents listed below

Mark Ammoun

Raine & Horne Commercial Bankstown

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1300 00 21 20