

Raine&Horne. Commercial

PARRAMATTA
Shop 3/144 Marsden Street

96 sqm

1 

Highly Exposed Café in the Heart of Parramatta CBD

Contact Exclusive Agent

Raine & Horne Commercial Parramatta are pleased to present Shop 3, 144 Marsden Street, Parramatta to the leasing market. This high profile ground floor retail tenancy is ideally suited for a café operator seeking strong exposure in Sydney's second CBD, capturing steady footfall from surrounding office towers, residential developments, education providers and government services.

The tenancy offers an open plan layout with a wide glass frontage to Marsden Street, delivering excellent visibility and strong signage potential within a mixed use building.

Positioned moments from key transport and lifestyle amenities. The property is approximately 400 m to Parramatta Square, Westfield and Parramatta Railway Station. Easy access to bus and ferry services plus the Parramatta Light Rail network. Within close proximity to the Justice Precinct, Council facilities and major commercial employers supporting strong weekday trade whilst being a short stroll to CommBank Stadium and Eat Street dining precinct for event and evening activation.

Key Features Include:

Property ID	L36416644
Property Type	Retail
Building / Floor Area	96
Car Spaces	1

AGENT

Jayden Ayoub

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- Lettable area 96.5 sqm approx.
- Prominent street frontage with strong branding opportunities
- Flexible open plan layout to suit café, grab and go or dessert concept STCA
- Excellent natural light and customer sightlines
- Possible outdoor seating potential STCA

Contact Jayden Ayoub 0438 635 477 for further information or to arrange an immediate inspection.