



## 77 Leichhardt Street, KINGSTON 2604

*Premium Fit-Out in Kingston's Eminence Building*

### Location:

### Description:

Welcome to 77 Leichhardt Street, an exceptional commercial space strategically positioned on the corner of Leichhardt Street and Wentworth Avenue in the vibrant Kingston neighborhood. Boasting an desirable location, this property places you in close proximity to the bustling Kingston shops, the trendy Kingston Foreshore, as well as the popular Manuka and Griffith shopping precincts. With a plethora of amenities just a stone's throw away, this prime location ensures convenience and accessibility for both your business and clientele.

Nestled on the ground floor of the prestigious Eminence building, this offering includes a generous 288sqm of office space available for immediate lease. The space features a high-quality fit-out, meticulously designed to accommodate various business needs. Whether you're looking to seamlessly transition your existing operations or embark on a new venture, this property provides the perfect canvas for your business endeavors.

Versatility is a key feature of this property, as it extends beyond traditional office use. The wide-purpose clause encompasses options for indoor recreation and community use, offering flexibility for a range of businesses and activities.

### Highlights of the property:

- 4 Private offices
- Large Board room
- Open plan workstations
- 8 Basement Car spaces Available
- 2 x Ambulant Bathrooms

|                       |  |
|-----------------------|--|
| Premises:             | Ground Floor   |
| Area m <sup>2</sup> : | 288  |
| Rent PA:              |  |
| Net/Gross:            | Net  |
| Outgoings:            | Contact Agent  |
| Contact:              | <p><b>Theo Dimarhos</b><br/>0433 474 747<br/>tdimarhos@canberracommercial.com.au</p> <p><b>Frank Morella</b><br/>0411 522 888<br/>fmorella@canberracommercial.com.au</p> |

- Modern Kitchen and breakout area
- Outdoor Courtyard

Seize the opportunity to elevate your business profile with the abundance of street exposure this prime location affords.

Whether you are looking for a professional office space or envision a versatile venue for community engagement, 77 Leichhardt Street offers a rare blend of convenience, functionality, and style.

Don't miss the chance to make this exceptional property the foundation for your business success.

Contact Theo Dimarhos and Frank Morella from Canberra Commercial today to explore the possibilities and secure your lease in this highly sought-after location.