



## Cafe/Restaurant in Sydney Olympic Park

7 Murray Rose Avenue, SYDNEY OLYMPIC PARK 2127

**Premises:** Office  
**Area:** 153m2 approx  
**Rate:** Contact Agentm2  
**Rental PA:**  
**Outgoings:** Contact Agent per m2  
**Availability:** Now  
**Parking:** 2 Car Spaces @ \$2,800 pspa

\* All figures are exclusive of GST

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### Location:

Located directly opposite Sydney Olympic Park train station. 7 Murray Rose Avenue sits on the axis of Sydney's major East/West and North/South road linkages with direct access to M4 and Centenary Drive. In addition to its superb road linkages, Sydney Olympic Park has very efficient train, bus and ferry services.

### Description:

Existing Tenant Restaurant Fitout

- Directly opposite entrance/exit to Sydney Olympic Park Train Station
- Ground floor of a fully tenanted, 6000m2 commercial building
- Located in a geographical & social centre of Sydney
- 6 Star NABERS Energy Rating
- 5.5 Star NABERS Water Rating
- A-grade building
- Located within the heart of Sydney's sporting precinct, this office space will provide any business with high exposure and ease of access into and out of Sydney Olympic Park.
- 2 Car spaces @ \$2,800 pspa