



## Quality Office Space For Lease

90 Tennyson Road, MORTLAKE 2137

<b>Premises:</b>	Ground Shop 3
<b>Area m<sup>2</sup>:</b>	87
<b>Rate m<sup>2</sup>:</b>	Contact Agent
<b>Rental PA:</b>	
<b>Outgoings m<sup>2</sup>:</b>	Contact Agent
<b>Availability:</b>	1 July 2022
<b>Parking:</b>	Available
<b>NABERS:</b>	N/A

\* All figures are exclusive of GST

**Contact:**  
**Stevan Vuk-Luboya**  
 0402003003  
 svl@gjsproperty.com.au

### Location:

### Description:

Presenting this prime commercial street front space with high exposure and access to more than 10,000 residents of the Mortlake and Breakfast Point Communities. This modern office can be configured for multiple uses and would suit personal service, retail or professional service businesses.

Featuring an abundance of natural light, great foot traffic, secure parking and additional storage available as well as being surrounded by vibrant retail & professional services, cafes, hotels and abundance of street parking.

The modern fit out includes:

- Open Plan Office
- Separate meeting room
- Modern foyer & Kitchenette
- 2 secure parking spaces
- Lift and street access
- Additional storage available
- 87m<sup>2</sup> of office/ retail space
- Air Conditioned
- Bustling Commercial hub with 90,000 + resident within a 10 min drive.