

98-100 Kembla Street, WOLLONGONG, NSW 2500

CBD | Prime Commercial Leasing Opportunity

Elders Real Estate Wollongong present an outstanding opportunity to lease high-quality commercial space within a prominent CBD building.

Property Highlights:

- Level 1 tenancy comprising approximately 490sqm net lettable area
- Flexible, functional layout with modern fit-out ready for immediate occupation
- Suitable for professional services, consulting, medical and/or allied health
- Owners will consider splitting the tenancy into multiple smaller lettable areas
- Private ground-floor entry foyer with direct street access from the car park
- Upgraded building services
- Column-free central open-plan workspace
- Fully air-conditioned

TYPE: For Lease

INTERNET ID: 36P2936

RENTAL DETAILS

Rent / Lease:

Expressions Of Interest

CONTACT DETAILS

**Elders Real Estate
Wollongong**

353 Crown Street
WOLLONGONG, NSW
02 4228 7878

Lou Niceski
0414 287 093

- Male and female amenities
- Ultimate flexibility with immediate occupation available
- Attractive market incentives on offer

Existing Fit-Out Includes:

- Boardroom
- Meeting rooms and private offices
- Kitchen and breakout area
- Collaboration zones
- Workstations and storage areas

Parking

- On-site parking for approximately 10 vehicles

Location:

Ideally positioned in the heart of the Wollongong CBD business and financial precinct at 98-100 Kembla Street, with close proximity to:

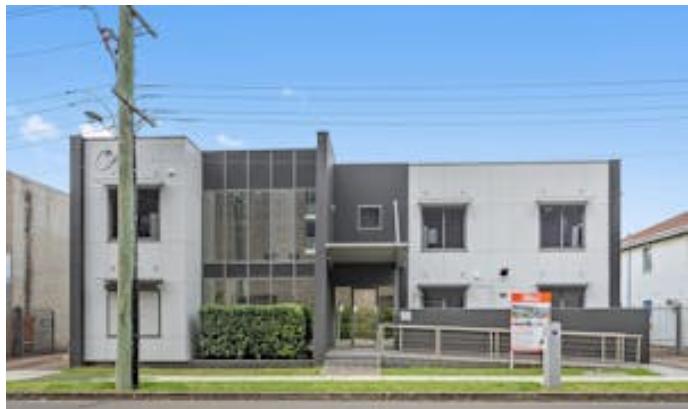
- Wollongong CBD Mall and major retail precinct
- University of Wollongong
- Port Harbour operations
- Public and private hospitals
- Green spaces and coastal beaches
- Extensive public transport infrastructure

Sydney CBD and Sydney Airport are approximately one hour away, providing excellent regional and metropolitan connectivity.

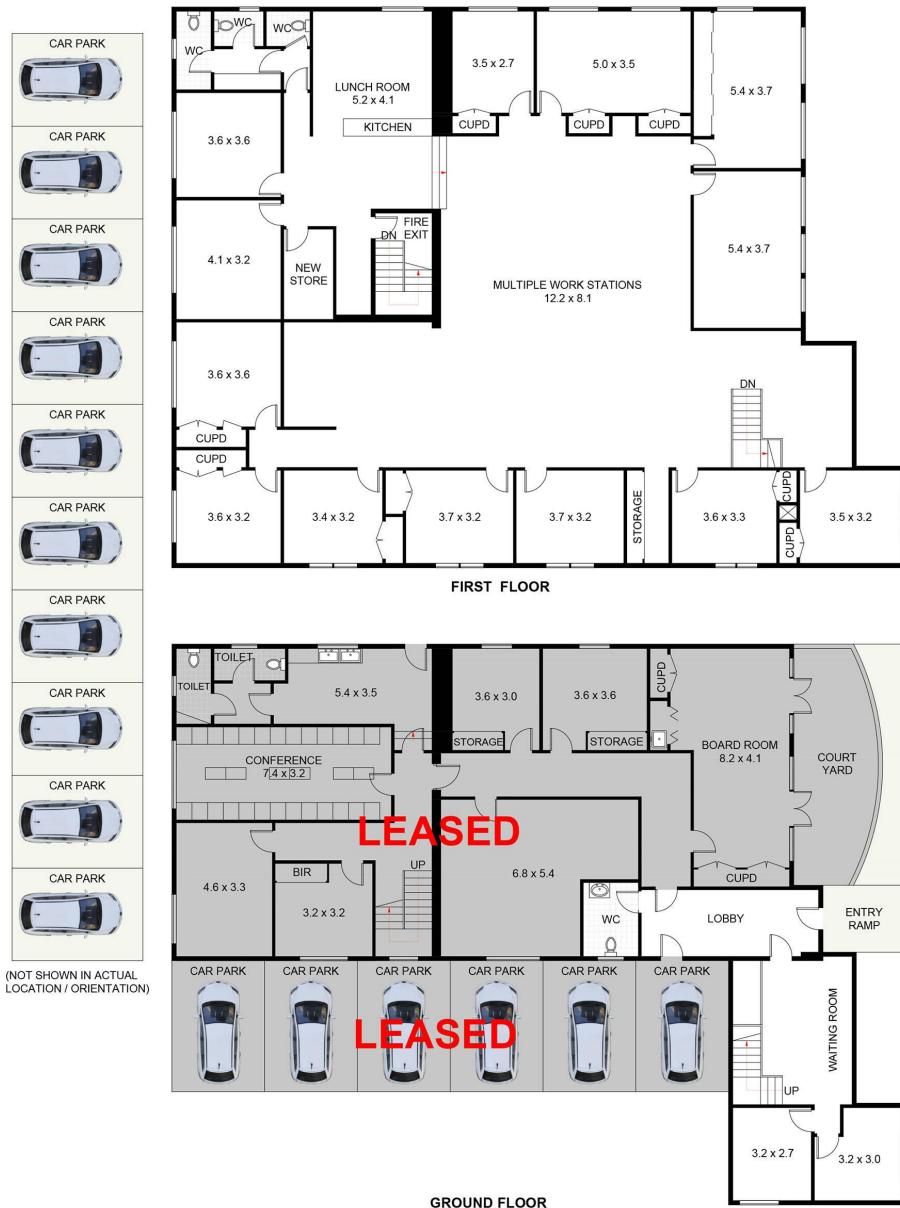
Inspections:

For further information or to arrange a private inspection, please contact Lou Niceski.

- Available Now
- Commercial Type:
- Building Area: 490.00 square metres







98 Kembla Street Wollongong

Approximate Gross Internal Area = 693.2 sq m

Car Park Area = 229.8 sq m

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.