

## 99 Kenny Street, WOLLONGONG, NSW 2500

Premium CBD Commercial Space for Lease | Flexible Three-Level Opportunity

Prime Commercial Premises â## Wollongong CBD Fringe

Elders Real Estate Wollongong is proud to present this versatile three-level commercial building for lease, ideally positioned on the fringe of Wollongong's thriving CBD.

Surrounded by established commercial businesses and just moments from major amenities, this is an outstanding opportunity for businesses seeking high-quality office accommodation in one of Wollongong's most tightly held commercial precincts.

With flexible leasing options available, the property can accommodate a single occupant requiring the entire building or businesses looking to lease individual levels.

### Property Features

- Flexible leasing options â## lease the whole building or individual levels (subject to availability)
- Zoned E3 â## Productivity Support

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Lease

**INTERNET ID:** 36P3051

### 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

- Situated on an approx. 531m<sup>2</sup> site
- Modern and versatile floorplans featuring open-plan offices, private offices and meeting rooms
- Each level separately metered, providing flexibility for multiple tenancies
- Fully equipped kitchens and dedicated staff breakout areas
- Amenities on every level, including an accessible bathroom on the ground floor
- 8 secure onsite car spaces, including a triple tandem garage (3 spaces)

#### Approximate Floor Areas

- Ground Floor 124m<sup>2</sup>
- First Floor 118m<sup>2</sup>
- Second Floor 134m<sup>2</sup>

Positioned on the edge of the Wollongong CBD, the property enjoys excellent access to a wide range of services and transport options, making it an ideal location for professional offices, medical, consulting or commercial businesses.

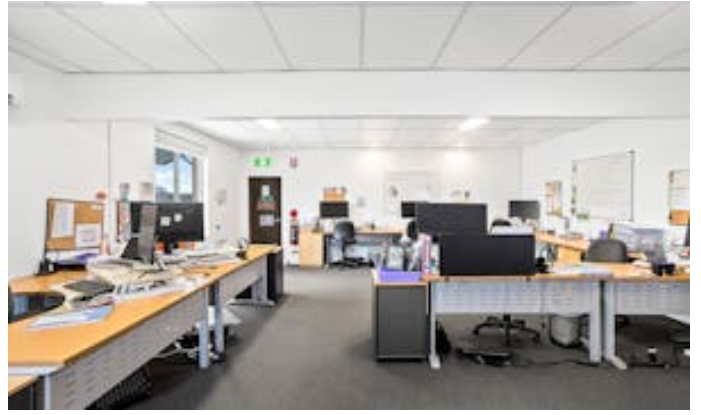
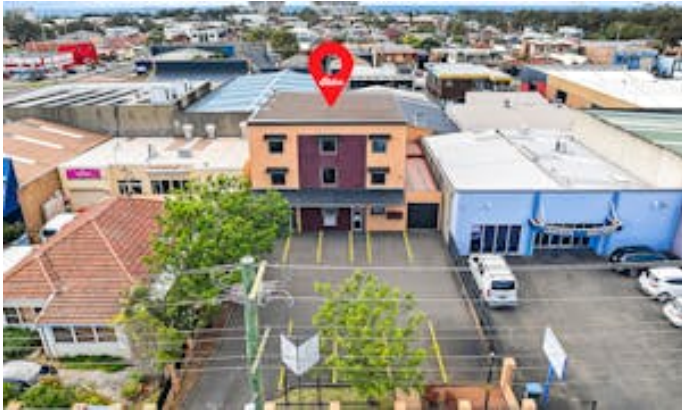
#### Conveniently located close to:

- Wollongong CBD retail and business precinct
- Wollongong Train Station and major bus services
- Public and private hospitals
- University of Wollongong
- Cafés, restaurants and everyday amenities
- M1 Motorway, providing easy access to Sydney (approximately one hour)

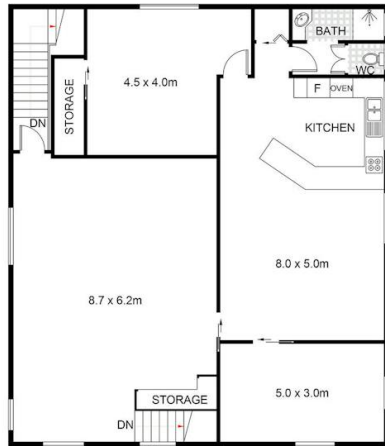
This is a rare opportunity to secure quality commercial office space in a highly accessible and sought-after location.

Contact Lou Niceski on 0414 287 093 or Daniel Niceski on 0408 422 876 today for further information or to arrange your private inspection.

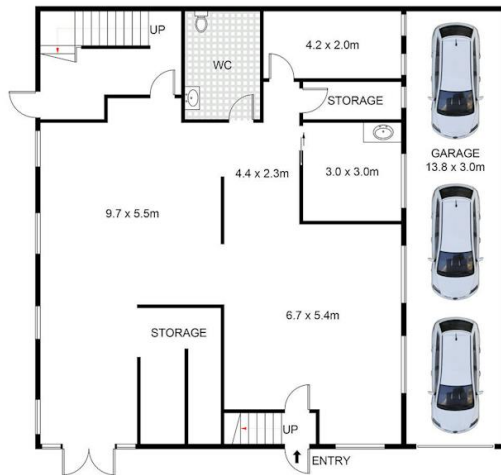
- Land Area 531.00 square metres
- Commercial Type:
- Building Area: 376.00 square metres



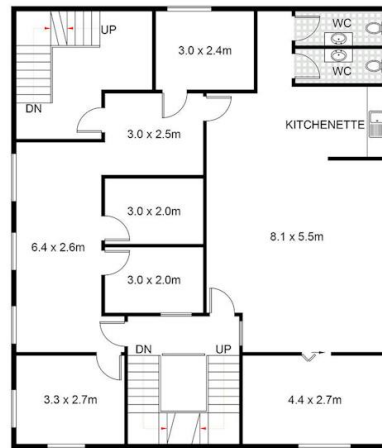




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



99 Kenny Street, Wollongong

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.