



Lvl 7 & 8/352 Kent Street, Sydney



CREATIVE WHOLE-FLOOR OFFICE – 411 SQM

A rare opportunity to secure 411 sqm of creative office space across two whole floors, positioned in a vibrant and tightly held Sydney CBD location.

The property benefits from excellent natural light from two sides, with a flexible configuration offering both immediate income and future owner-occupier potential.

Property Highlights:

- 411 sqm across two whole floors
- Creative office accommodation with excellent natural light from two sides
- One floor currently leased, providing an immediate income stream
- Second floor available with vacant possession
- Quality existing fit-out including a large boardroom, spacious open-plan work area, and comms room, wet kitchen/breakout area and private bathroom facilities including shower
- Flexible configuration suitable for owner-occupiers or investors
- Located in a vibrant precinct surrounded by trendy bars, whisky bars, cafés and restaurants
- Convenient access to Wynyard and Town Hall Stations

Price	\$4,250,000
Property type	Commercial
Property ID	419

Agent Details

Robin Simpson - 0426 251 234
Brian Dowling - 02 9223 0891

Office Details

Your Office
Suite 17.04, Level 17, 109 Pitt Street
Sydney, NSW, 2000 Australia
0426 251 234

