



## BOUTIQUE OFFICE CONVERSION WITH 4 CAR SPACES!

Nestled at 22-36 Mountain Street in Ultimo, this highly sought-after office space boasts a creative flair that will instantly captivate your team. Bursting with energy, this stunning office is located just 5-10 minutes' walk from major public transport links, including Central Station and bus connections via the Broadway Sydney Shopping Centre. Situated near Sydney University, TAFE, and UTS, the space offers a buzzing, collaborative environment perfect for your business.

### Features Include:

- Fully fitted first floor with leafy outlook
- Rare carparking allowance with 4 secure parking spaces included
- High ceilings with large warehouse style operable windows
- Efficient footprint with open-plan layout, 2 executive offices & 1 meeting room
- Ultimo's best strata warehouse conversion complex
- Sitting tenant on month-to-month lease (No GST applicable)
- Secure building with on-site management & security
- Male and female amenities on each floor, including disabled bathrooms

### Price

Contact Agent

### Property Details

Type	Commercial
Property Type	Offices
Area	176m2



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