

## EXCEPTIONAL VALUE - TURN KEY FLOORS WITH 25 CAR SPACES!

Deans Property is proud to present 44 Mountain Street, Ultimo to the market For Lease.

This standalone office headquarters offers a retail showroom component along with two fully fitted office floors and standalone branding potential. The astute owners are willing to assist with further upgrades to this already exceptional property for an incoming occupier.

Bathed in natural light from three sides, the highly efficient floor plates offer maximum staff occupancy as well as comfortable breakout areas. The existing fitout includes glass-partitioned offices, workstations and chairs, meeting rooms ready to use as-is or can be customised to suit. The previous tenant was a successful advertising agency that grew through the building over a decade.

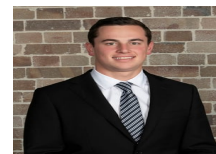
Centrally positioned in Ultimo's commercial hub, minutes to the CBD and Darling Harbour and just a stones throw away from Broadway Shopping Centre. It is a perfect location for staff to enjoy the many F&B and retail

### Price

Contact Agent

### Property Details

|               |            |
|---------------|------------|
| Type          | Commercial |
| Property Type | Offices    |
| Area          | 155m2      |



Jackson Deans-Harvey

P : 0449 877 100

M : 0449 877 100

E : [jackson@deansproperty.com.au](mailto:jackson@deansproperty.com.au)

