



## Suite 2/107-109 Botany Road, Waterloo NSW 2017

### Creative Office Space in City Fringe

- \* First floor studio/office space approx. 1,018sqm
- \* Good exposure and signage to Botany Road
- \* Ground floor access via a rear (164 Cope Street) container height roller shutter and loading dock approx. 64sqm
- \* Abundant natural light throughout, high ceilings, polished timber floors and freshly painted
- \* Fully air conditioned
- \* Kitchen with separate male and female toilets with shower
- \* Available January 2015

Offices  
FOR LEASE  
\$238,040G/pa ex GST  
1018sqm