



## 44 Mountain Street, Ultimo NSW 2007

### Turn Key Building Opportunity! 25 Secure Basement Car Spaces!

Best value for money in the commercial market, is this stunning corner building now available for lease. Boasting a generous floorplate with 3 sides of natural light, this rare city fringe gem is a great opportunity for a new company headquarters. Mountain Street is home to a good mix of Residential & Commercial buildings, the immediate proximity has a large impact on Education, being only 100 metres from both Notre Dame & International Grammar School Sydney.

Features include:

- 25 secure basement car spaces \*
- Highly efficient floor plates with great natural light over 3 sides
- First & second floors available being circa 970 sqm each
- Short term leases available
- High end fit-out with

Offices  
FOR LEASE  
Contact Agent  
1973.1sqm



**Jackson Deans-Harvey**

0449 877 100  
jackson@deansproperty.com.au