



**Level 2/44 Mountain Street, Ultimo NSW 2007**

## Rare City Fringe Floor - Plug & Play Tenancy

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 floorplates 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

966.3sqm