



Level 1/340 Forest Road, Hurstville NSW 2220

## Partitioned Office/Studio with Forest Rd Signage Exposure!

Gunning Real Estate is pleased to present this first floor office/studio with close proximity to Hurstville train station, bus interchange, and Westfield.

Existing office layout:

Reception area, 6 partitioned offices (including a high ceiling boardroom), a mezzanine storage area/additional work area, toilets, and kitchenette. The office has 2 sets of stairs entrances (One from Forest Rd and one from the back).

KEY FEATURES:

- Internal area: 190sqm\* (150sqm\* first floor + 40sqm\* mezzanine)
- Front and rear access
- Ducted air-conditioni

Offices  
FOR LEASE

190sqm