



**302/144 Marsden Street, Parramatta NSW 2150**

## **Panoramic Views of Parramatta CBD**

Located on a prominent high volume vehicle and pedestrian thoroughfare of the City Centre, corner of Marsden & Macquarie Streets, the property is conveniently located to Parramatta Railway station and Bus interchange (250m approx.), Westfield (150m approx.), Parramatta's Family and Local courts, Church Street retail (Eat Street) surrounded by cafes, restaurants, gyms, pubs and bars including four (4) public car parking stations within 150m radius.

144 Marsden Street is a rare opportunity, located in the thriving commercial core of Parramatta's CBD. Situated around a vibrant professional community, this premises provides high quality amenities and transport, coupled with a unique and prominent location.

### Key Features Include:

- Within walking distance of Westfield, and Parramatta bus and train stations
- Corporate office work environment
- Lift Access Available
- Air Conditioning
- Abundance of Natural Light

This opportunity is not to be missed.

Call Jayden Ayoub 0438 635 477 for immediate inspection.

Other  
FOR LEASE

107sqm