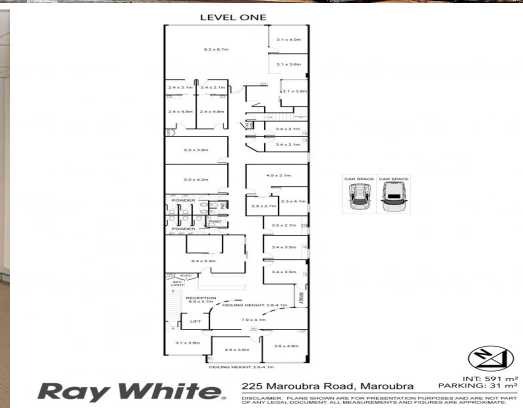




**Southeast Sydney Veterinary Hospital**



**225 Maroubra Road, Maroubra NSW 2035**

## Whole Floor Medical Or Professional Suite In Maroubra Junction

On the first floor of a small building fronting Maroubra Road, this expansive premises offers a great opportunity for medical or serviced offices. Previously utilised as an IVF clinic, take advantage of the current medical set-up or repurpose. With a fitness centre downstairs, there's existing foot traffic that will appeal to chiropractors, physios or other health service businesses. Just metres from the Pacific Square hub, it offers a highly accessible setting.

- 591sqm\* total internal north-facing premises
- Male/female/limited mobility accessible toilets
- Direct lift & stairway access from street level
- Ducted air-conditioning, CCTV, reception area

Offices  
 FOR LEASE  
 \$175,000pa + Outgoings + GST  
 591sqm

**Ray White**

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