



**Shop 4/144 Marsden Street, Parramatta NSW 2150**

## **Retail/Office Space in the Heart of Parramatta CBD**

Located on a prominent high volume vehicular and pedestrian traffic thoroughfare of the CBD, being the highly exposed corner of Marsden & Macquarie Streets. The premises also benefits from being conveniently located in close proximity to Parramatta Railway station and Bus interchange (250m approx.), Westfield Shopping Centre (150m approx.), Church Street retail (Eat Street) including several public car parking stations within 150m radius.

This Ground floor space is in a well maintained building on the busy Marsden Street.

Shop 4 includes:

- ? Excellent street frontage exposure
- ? Cost effective asking

Offices

FOR LEASE

168sqm

**Raine&Horne.**  
Commercial

**Jayden Ayoub**

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