



### 25/40 O'Riordan Street Alexandria NSW

Available MAY 2021 - Maximum Lease Term 2 Years

~ Unit 26 consists of 45sqm office/studio space.

~ Creative warehouse conversion unique space with character and style.

~ Be inspired by light, bright, open spaces featuring exposed beams.

~ Prominent high profile position at busy intersection in the heart of Alexandria.

~ Located next door to major retailer Including Domain, Harvey Norman, CoCo Republic, Style At Home Centre.

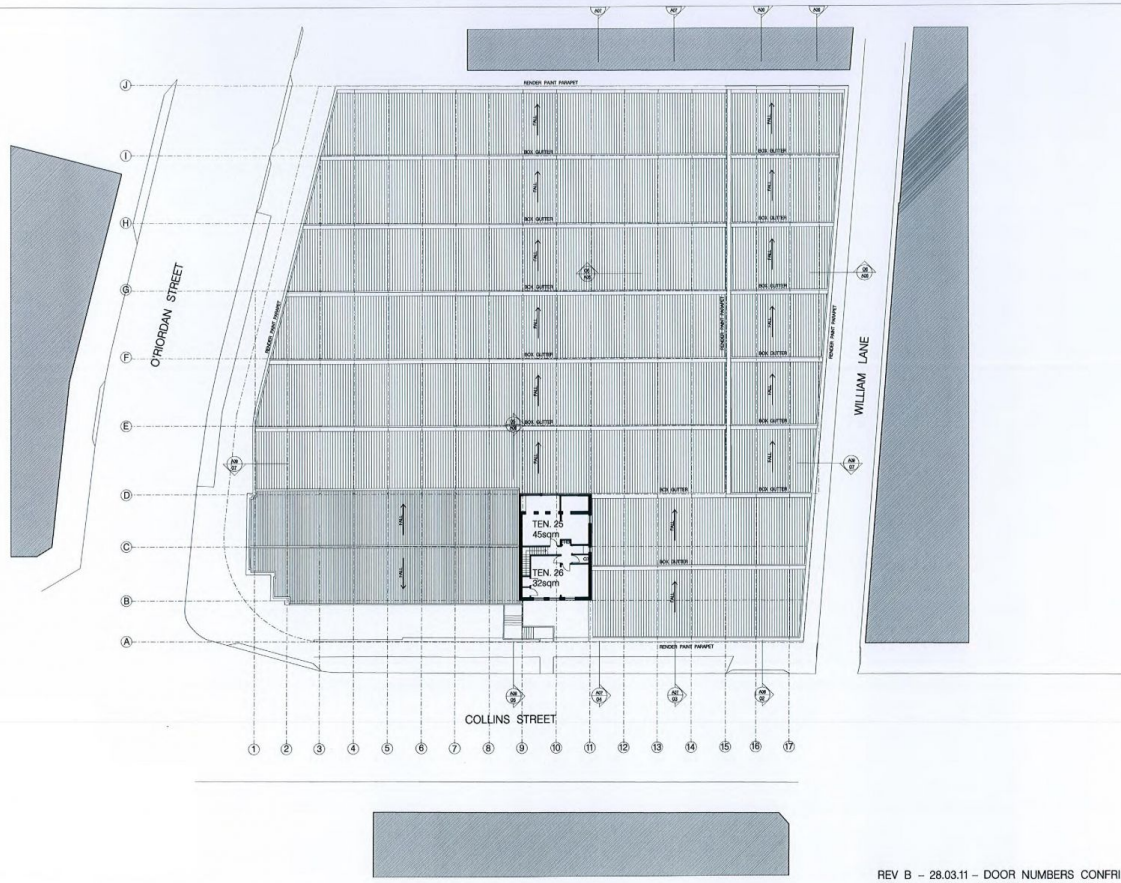
~ Walking distance (approx 500m) to Green Square Station.

~ The location provides quick access to main roads, Sydney CBD & Airport.

**Price** : \$25,000 p.a. Gross (exGST)

**Building Size** : 45 sqm

**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/offices/6257876>



REV B - 28.03.11 - DOOR NUMBERS CONFIRMED  
 REV A - 11.01.11 - SECTION 96 AMENDMENT



SUBMITTER <b>ERIC SCOTT &amp; ASSOCIATES PTY LTD</b> PT 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200 PO BOX 12000 SYDNEY NSW 2000 Ph: (02) 9386 1813 Mob: (0417) 432 262 Fax: (02) 9386 4171 e:eric@ericscott.com.au	PROJECT MANAGER <b>DENIS THOMPSON</b> UNIT B 301 MCCOY STREET ALLENBORO NSW 2205 Ph: (02) 88280018 Mob: (0418) 410188 Fax: (02) 8828 5328 e:denis@ericscott.com.au
--	---

CONSTRUCTION ISSUE  
 OFFICESHOWROOM RENOVATION  
 LOT 2 - DP 342227  
 40 - 42 O'RiORDAN STREET  
 BEACONSFIELD NSW

SECOND FLOOR PLAN  
**CC-04 B**  
 DATE: 07/04/11  
 SCALE: 1:200 (A0)  
 DRAWN: CH/PA  
 Architecture Planning Urban Design  
 L7 90 Pitt Street Sydney NSW 2000  
 TEL 9223 0280 FAX 9223 0283  
 mail@arcarchitects.com.au

