



**Level 3/3.07-3.08/76A Edinburgh Road Marrickville NSW 2 🚗**

Unique Free-standing Commercial Building

- \* New Hi-Tech Work Space
- \* Five (5) level building with extensive district and city views
- \* Two (2) passenger lifts servicing all levels
- \* Polished concrete floors with exposed ceiling and services
- \* High ceilings throughout with kitchenette in all suites
- \* Generous landscaped grounds including podium planters
- \* End of trip amenities (bike racks, showers, lockers)
- \* North facing building with an abundance of natural light
- \* Provision for Electric Vehicle (EV) charging
- \* Solar Panels on rooftop for reduced electrical costs
- \* Secure on-site parking spaces including security basement car-parking
- \* 5 Star NABERS rating

**Price** : POA  
**Building Size** : 171 sqm  
**Land Size** : 2039 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/inner-west/marrickville/commercial/offices/7181700>

