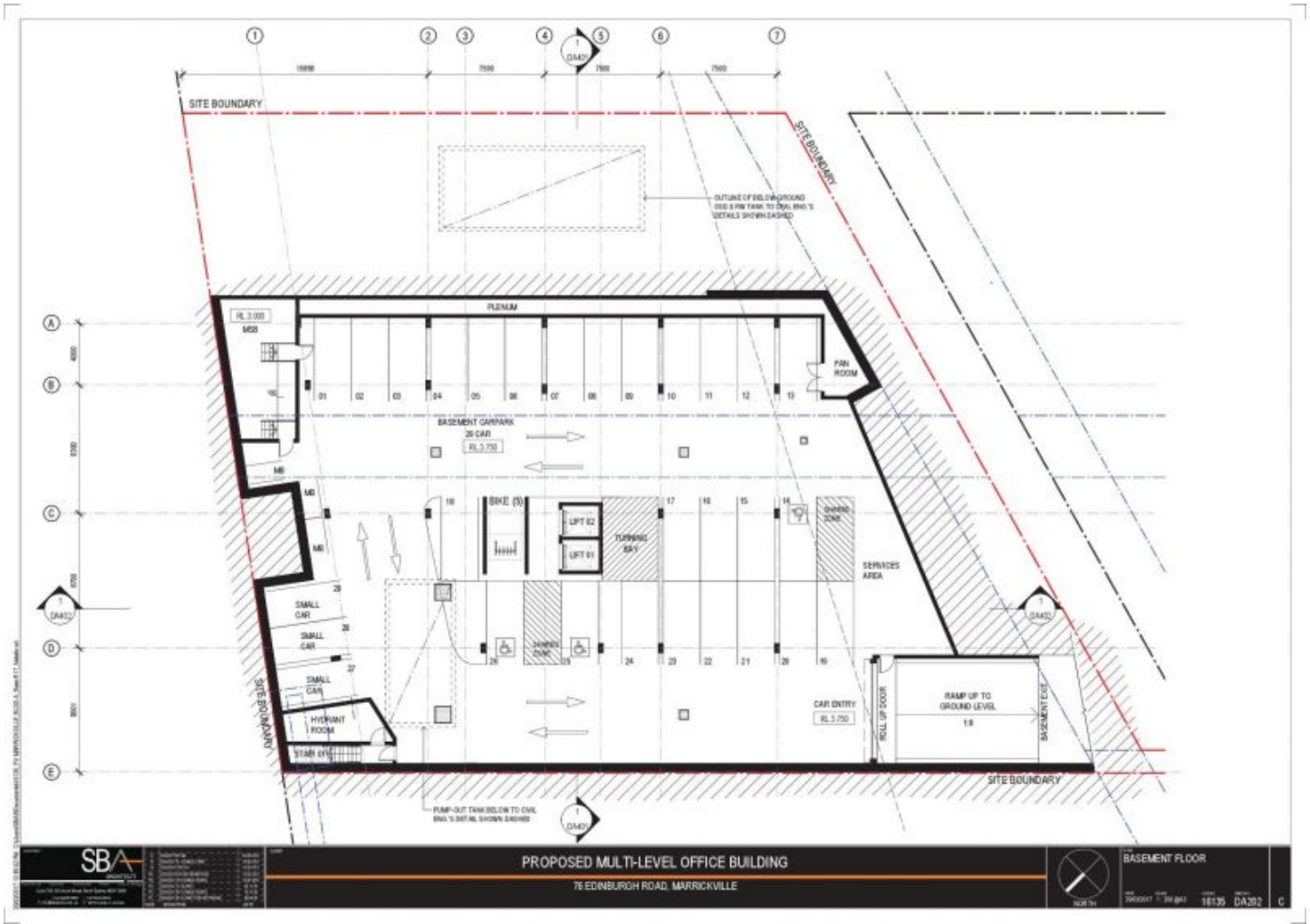
Level 2/2.06/76A Edinburgh Road Marrickville NSW **1**

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

The immediate benefits of being in this location includes:

Price	: POA
Building Size	: 120 sqm
Land Size	: 2039 sqm
View	: https://www.cityalliance.com.au/lease/nsw/inner-west/marrickville/commercial/offices/7181701



SBA ARCHITECTS

PROPOSED MULTI-LEVEL OFFICE BUILDING

76 EDINBURGH ROAD, MARRICKVILLE

NORTH

BASEMENT FLOOR

DATE 29/03/2017 SCALE 1 : 200 @A1 JOB NO. 16135 DRG NO. DA202 REV. C