



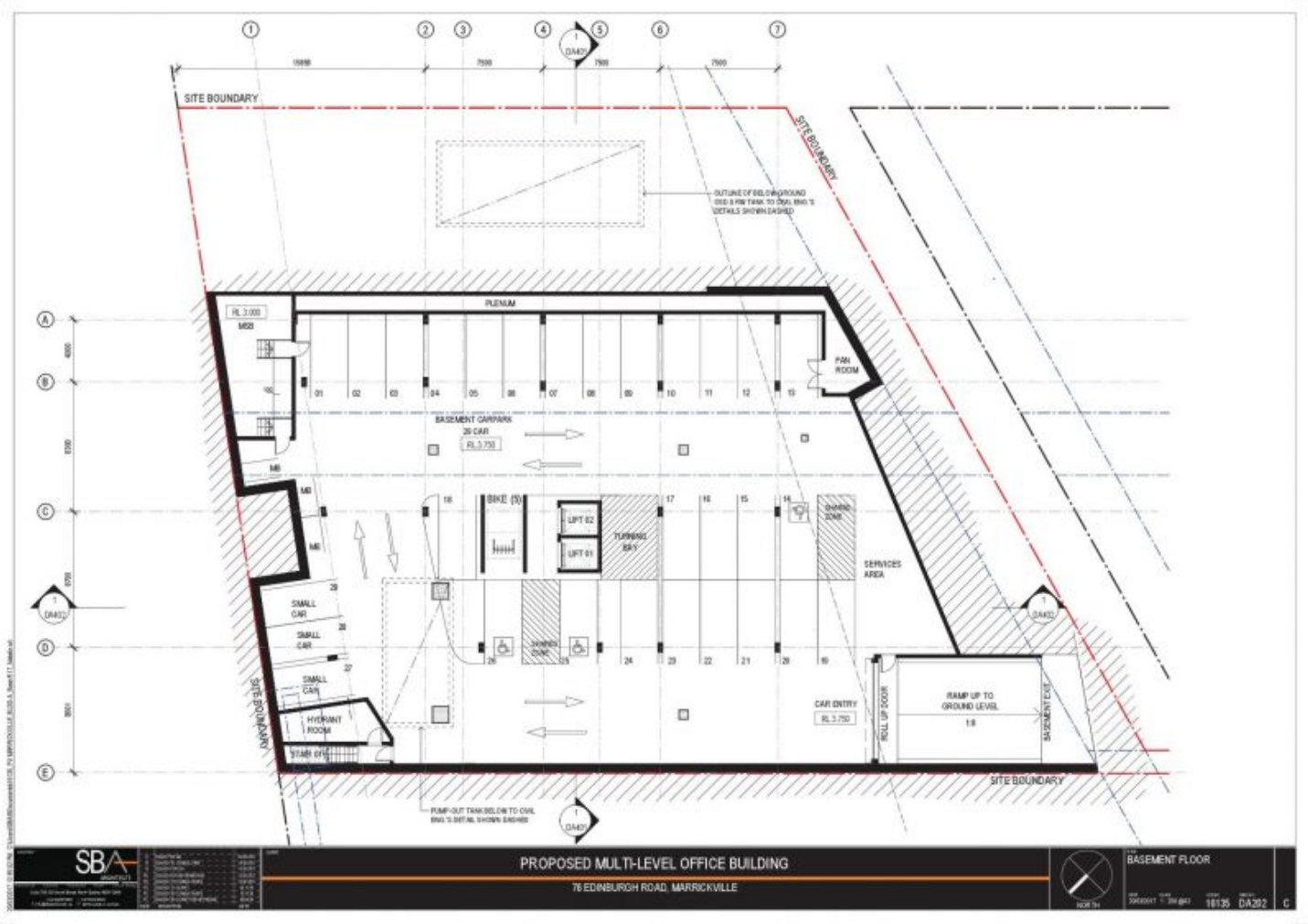
**Level 2/2.07/76A Edinburgh Road Marrickville NSW**

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**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** : 72 sqm  
**Land Size** : 2039 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/inner-west/marrickville/commercial/offices/7181703>



**SBA**

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| NO. | DESCRIPTION       | DATE       |
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**PROPOSED MULTI-LEVEL OFFICE BUILDING**  
78 EDINBURGH ROAD, MARRICKVILLE

**BASEMENT FLOOR**

Scale: 1:100

DATE: 11/11/2021

PROJECT: 18135 DA202

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