

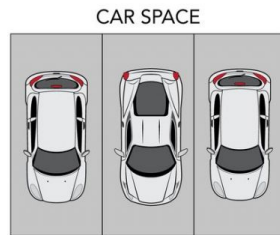
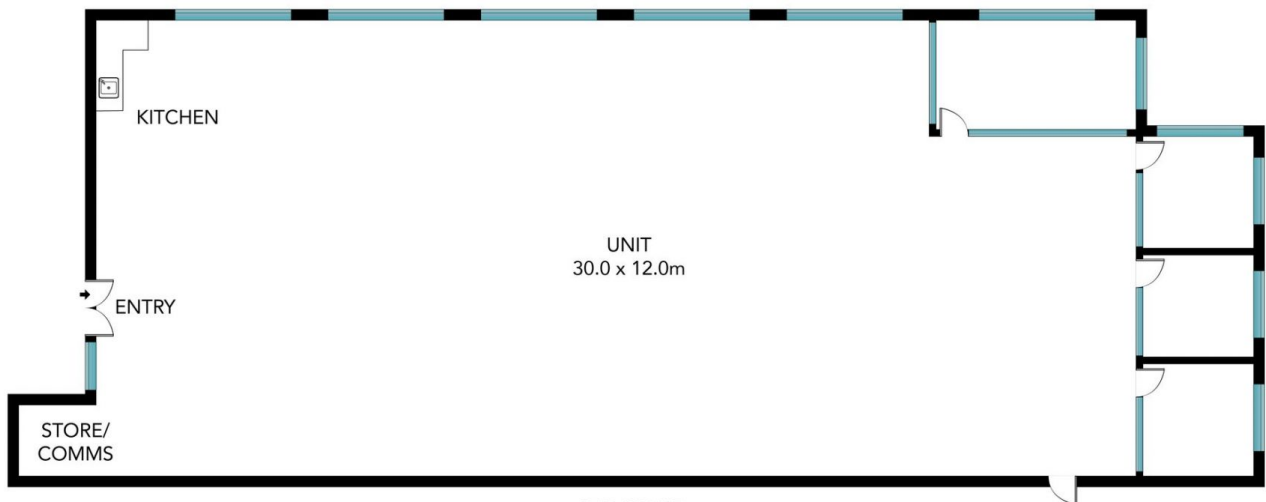


### 17 & 18/40 O'Riordan Street Alexandria NSW

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- ~ Unit 17 & 18 consists of 354sqm office/showroom space on Level 1.
- ~ Lease Term until February 2029.
- ~ Creative warehouse conversion unique space with character and style.
- ~ Be inspired by light, bright, open spaces featuring exposed beams and polished concrete floors.
- ~ Prominent high profile position at busy intersection in the heart of Alexandria provides great exposure.
- ~ 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** : \$193,475 p.a. Gross (exGST)  
**Building Size** : 355 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/offices/7563322>



(NOT IN POSITION)

0 1 2 3 4 5

## Unit 17 & 18/40 O'Riordan Street, Alexandria

Approx. Total: 355 sqm



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