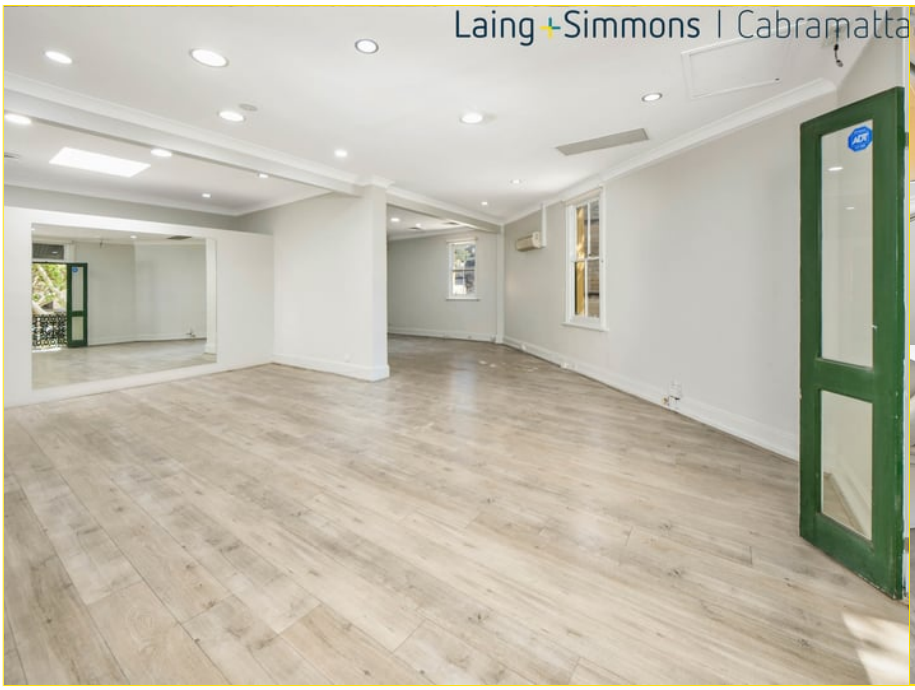
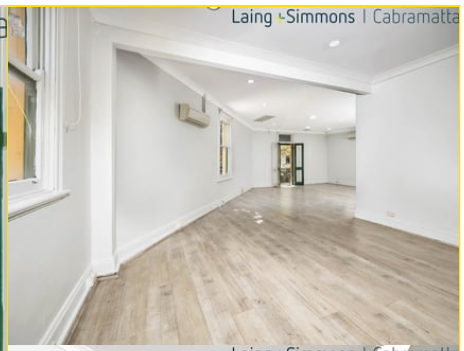
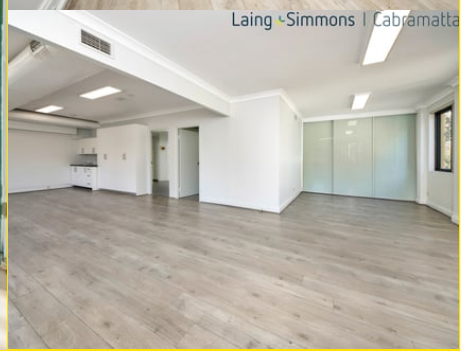
Laing+Simmons

1/135 Harris Street, Pyrmont NSW 2009







181 SQM LEVEL 1 CORNER SPACE WITH LIGHT, EXPOSURE AND IMMEDIATE USABILITY

CONTACT AGENT

Secure a bright, airy 181 sqm Level 1 corner workspace at the intersection of Harris Street and Miller Street, offering strong exposure, excellent natural light and a practical layout ready to support business growth, client-facing operations and team comfort.

An ideal opportunity for businesses looking to expand, reposition or start the year in a higher-quality space without fit-out delays.

Suites available individually or combined to form an entire floor of approx. 181 sqm

Key facts that matter
+ 181 sqm Level 1 corner position with exposure to Harris Street and Miller Street
+ Abundant natural light creating a bright, open working environment
+ Flexible open-plan layout suitable for office, medical, wellness or studio use
+ Fully air-conditioned throughout with three split systems plus ducted air
+ Internal toilet facilities for staff and patrons
+ Dedicated kitchenette
+ Security alarm system
+ Move-in ready with flexible lease terms available

Suitable for (STCA)
+ Creative studios • Pilates & wellness • Medical & allied health • Professional offices • Growing businesses

Location advantages
+ Walk to Coles, Woolworths and local cafés
+ Close to Pyrmont Park, waterfront and Darling Harbour
+ Ample nearby parking and convenient access for clients and staff
+ Direct connectivity to Harbour Bridge, CCT, M4, M5, M8, Anzac Bridge,

Son (Sonny) Tran
Principal

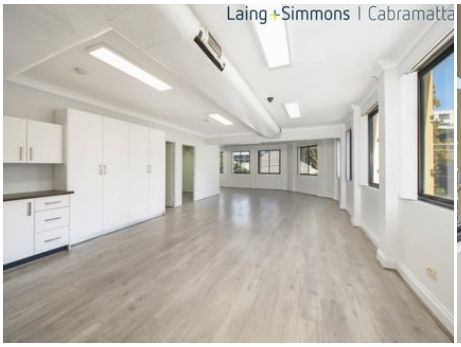
Amenities

- Offices

Victoria Rd and Parramatta Road

A practical, light-filled commercial space offering immediate usability, comfort and visibility in a tightly held Pyrmont location.

Inspect by appointment. Call Michael on 0424 678 881 now.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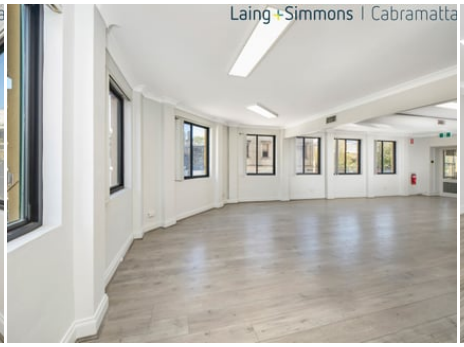
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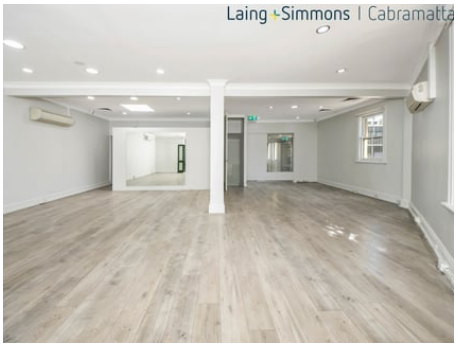
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