



Adelaide

COSMOPOLITAN CHARACTER OFFICES ON HUTT

A chance to occupy this quality, high-exposure, character building in the heart of Cosmopolitan Hutt Street.

The accommodation to the ground floor provides reception / client greeting area and has up to nine (9) office / consult rooms, storeroom, male, female and disabled bathroom amenities, kitchen and shed.

To the upper floor is a large multi-purpose space, which can be divided via bi-fold doors. The occupancy provides a total lettable area of 332 sqm* across the two floors.

Main features of the tenancy include:

- Functional office accommodation
- 332 sqm* tenancy
- Outlook over Hutt Street



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
Contact Agent

Building Area
332sqm

Contact
Fendi Klementou
0426 258 030
fendi.klementou@ljhcommercialadelaide.com.au

Mario Bonomi
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au

Adelaide
(08) 8232 8844

- Up to nine (9) offices
- Rear lane access
- Solar power
- Prime eastern frame position
- Close to public transport

The tenancy would accommodate a variety of commercial, medical and retail uses
 *(STCC).

Contact exclusive agents to express your interest. Mario Bonomi 0412 080 993, Fendi Klementou 0426 258 030 or Mark Tettis 0433 139 892.

*Approximate

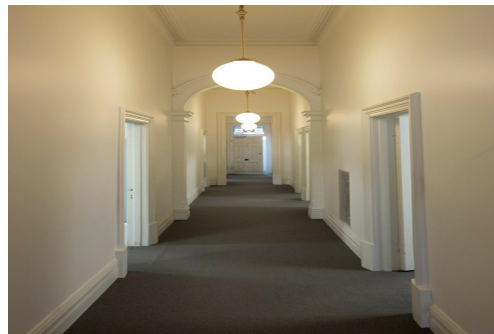
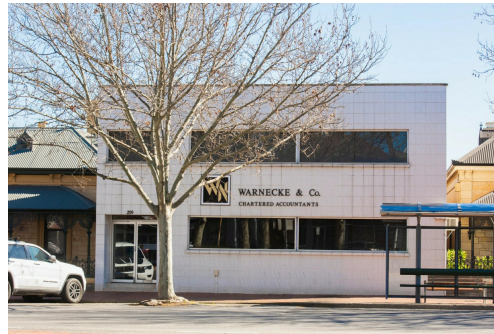
RLA 231015.

More About this Property

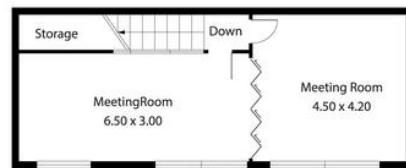
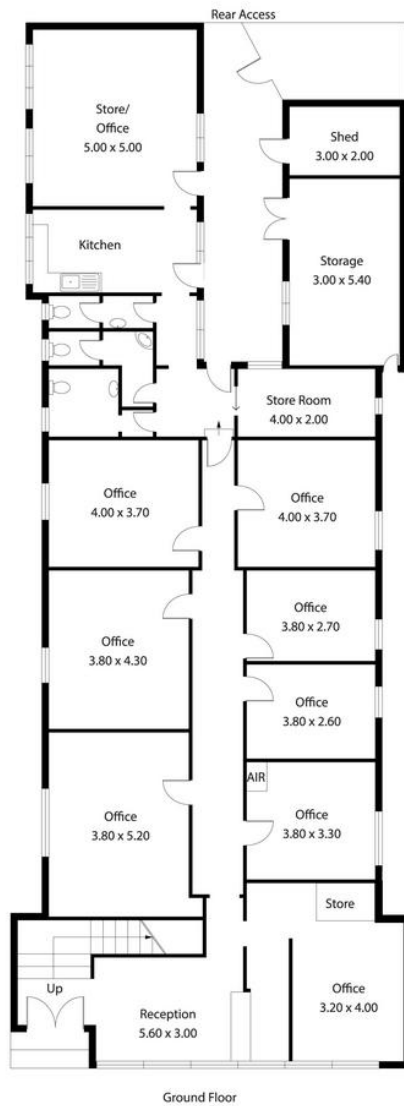
Property ID	8BKH94
Property Type	Offices
Building Area	332 m²

Fendi Klementou 0426 258 030
 Sales & Leasing - Commercial | fendi.klementou@ljhcommercialadelaide.com.au
Mario Bonomi 0412 080 993
 Principal | mario.bonomi@ljhcommercialadelaide.com.au

Adelaide (08) 8232 8844
 81 Flinders Street, ADELAIDE SA 5000
 adelaide.ljhcommercial.com.au |
 commercialadelaide@ljhcommercialadelaide.com.au



209 Hutt Street,
ADELAIDE



Living:	332.57sqm
Total:	332.57sqm

This Drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.

Produced by [Open2view.com](https://open2view.com)