



## 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

<b>Property ID</b>	8BKH94
<b>Property Type</b>	Offices
<b>Building Area</b>	332 m2

### Fendi Klementou 0426 258 030

Sales & Leasing - Commercial | [fendi.klementou@ljhcommercialadelaide.com.au](mailto:fendi.klementou@ljhcommercialadelaide.com.au)

### Mario Bonomi 0412 080 993

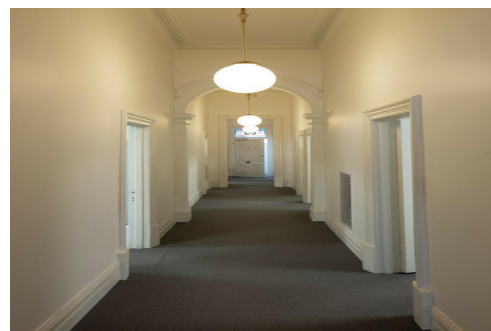
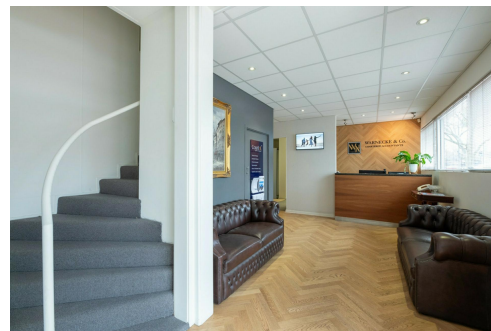
Principal | [mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)

### Adelaide (08) 8232 8844

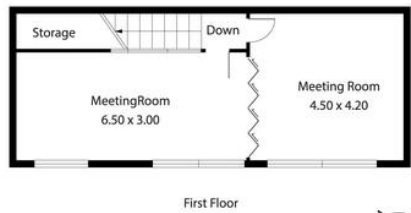
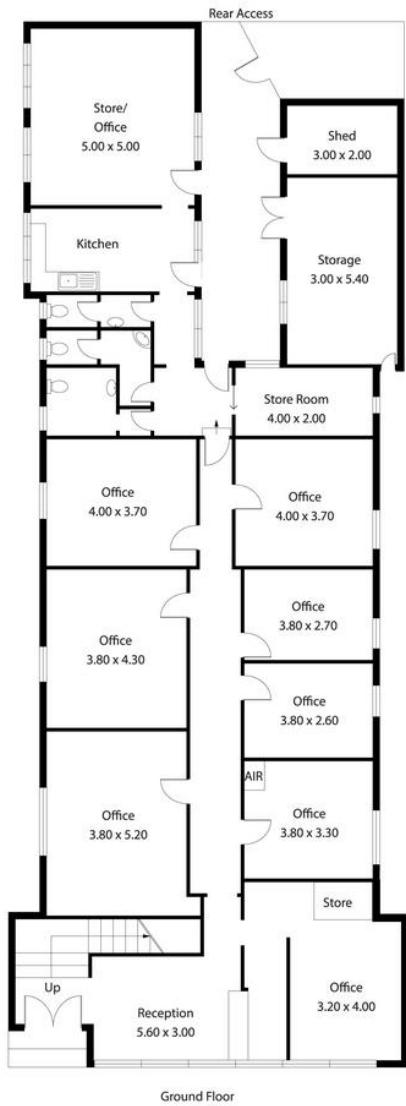
81 Flinders Street, ADELAIDE SA 5000

[adelaide.ljhcommercial.com.au](mailto:adelaide.ljhcommercial.com.au) |

[commercialadelaide@ljhcommercialadelaide.com.au](mailto: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)