

Level 4/81 Flinders Street, Adelaide

## 2 Premium Suites of 455 sqm\* each or Combined Whole-Floor 911sqm\* Leasing Opportunity

Position your business in the heart of the CBD at Level 4, 81 Flinders Street —a rare opportunity to secure an individual 455sqm\* office suite or a combined offering of 911 sqm\* whole-floor office in one of Adelaide's most tightly held commercial precincts.

Located in the vibrant core business district of Adelaide, this premium workspace combines scale, flexibility, and convenience - ideal for established corporates, government agencies or fast-growing enterprises.

### Key Features

- " Whole Floor Plate —911 sqm (approx.) or one of two individual suites of 455sqm\* each
- Fully fitted with excellent quality fit out
- Excellent natural light
- Flexible layout options over the whole level or proportion as a half split: 81 open plan workstations, 12 executive offices, expandable boardroom space & breakout zones
- Professional lobby & secure lift access
- High-speed connectivity ready

### FOR LEASE

Contact Agent

### BUILDING AREA

450-911sqm

### AGENTS

Mario Bonomi

0412 080 993

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Joanne Chapley

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### AGENCY

Adelaide

(08) 8232 8844

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 **LJ Hooker Commercial**

- Well-appointed End-of-trip facilities
- Adjacent parking options available

#### Prime CBD Position

Situated between Grenfell Street and Wakefield Street, 81 Flinders Street offers seamless access to:

- Adelaide Railway Station
- Tram and major bus routes
- " Rundle Mall retail precinct
- " Cafés, restaurants & lifestyle amenities
- Law courts and government offices

Your team and clients will enjoy the convenience of a walkable CBD location with everything at your doorstep.

#### Ideal For

- Corporate Headquarters
- Professional Services Firms
- Government Agencies
- Technology & Innovation Companies

#### Availability

Level 4 —911 sqm or one of two individual suites of 455sqm\*  
Competitive leasing terms available.  
Long-term leases welcomed.

- Approximate

Please contact Mario Bonomi on 0412 080 993 or Jo Chapley on 0403 056 889 for further information.

RLA 231015

#### MORE DETAILS

Property ID	8GJH94
Property Type	Offices Other
Building Area	450-911 m2

#### Mario Bonomi 0412 080 993

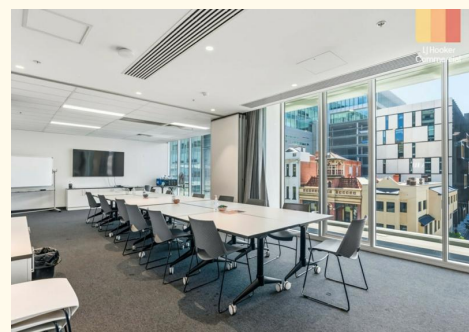
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**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.