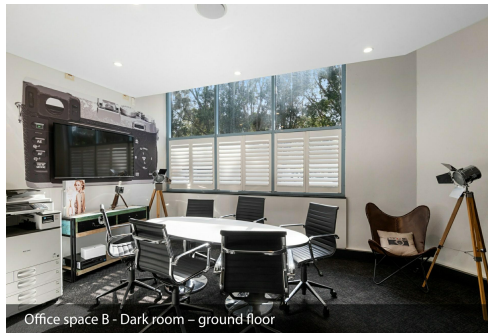




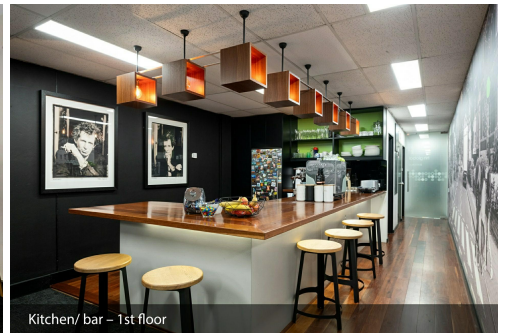
Reception



Office space B - Wedge office - ground floor



Office space B - Dark room - ground floor



Kitchen/ bar - 1st floor

Warriewood, 13/1 Vuko Place

Unique office space in Warriewood Business Park, flexible options

This unique commercial office building is conveniently positioned in highly sought after Warriewood Business Park. Situated near the main arterial road for the Northern Beaches it is located only moments from Warriewood Square and Mona Vale's business hub.

Warriewood is serviced by the 199 bus, B-Line city bus and Keoride, all of which pass nearby Warriewood Square and Warringah Mall shopping centres connecting residents all the way to the Sydney CBD and surrounds.

Unique opportunity for flexible leasing spaces can be as follows;

1. Upstairs office space with Bar/ Kitchen approx. 173 sqm
2. Downstairs separate office space with kitchen approx. 54 sqm
3. Open plan space with mezzanine storage perfect for a Gym, separate entrance approx.



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 Lease
Contact agent

Building Area
367sqm

Contact
Sian Uther
0439 844 743
sian.uthur@ljhooker.com.au

Jessie Kranenburg
0459 568 443
leasing@ljhavalon.com.au

LJ Hooker Avalon Beach
(02) 9973 2999

140sqm

Property Features

- *Modern, secure building with swipe card access
- *Complementary use of boardroom
- *Professional corporate presentation throughout the unit
- *Existing fit-out to remain along with furniture if required
- *Floor to ceiling glass
- *Aircon throughout
- *Generous fully pointed bar/kitchen area
- *Off street car spaces

More About this Property

Property ID	W63F58
Property Type	Offices
Building Area	367 m ²

Sian Uther 0439 844 743

Head of Property Management | Licensed Real Estate Agent |
sian.uth@ljhooker.com.au

Jessie Kranenburg 0459 568 443

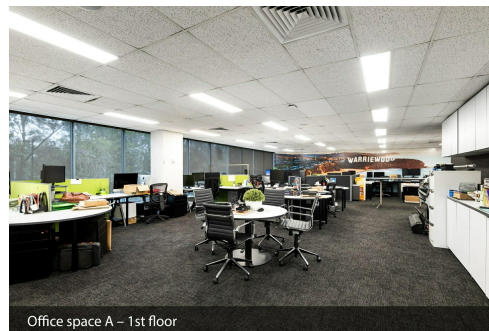
Property Management Associate | leasing@ljhavalon.com.au

LJ Hooker Avalon Beach (02) 9973 2999

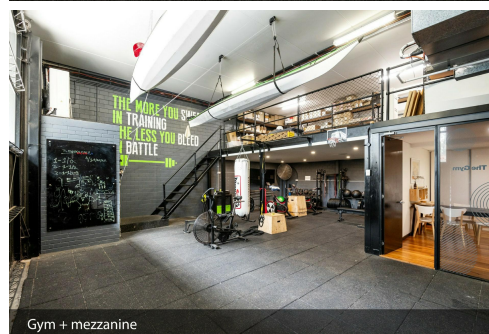
64 Old Barrenjoey Road, AVALON BEACH NSW 2107
avalonbeach.ljhooker.com.au | avalonbeach@ljhooker.com.au



Gym + mezzanine



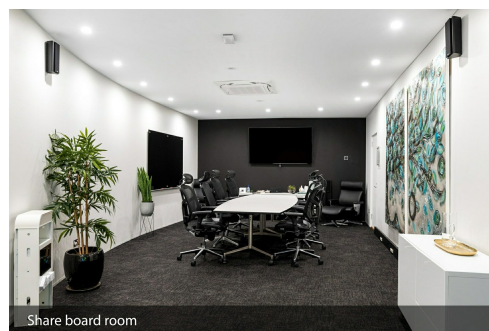
Office space A – 1st floor



Gym + mezzanine



Kitchen – ground floor



Share board room



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