



 LJ Hooker  
Commercial

## Wollongong, Suite 9/88 Kembla Street

### Modern CBD Office Suite &dash; Ideal for Startups

Position your business in the heart of Wollongong's vibrant CBD with this brand new office suite at 88 Kembla Street. Perfectly suited for small teams, creatives, consultants or start-ups looking for an affordable, professional base.

#### Key Features:

- Contemporary finishes
- Ready to go Kitchenette
- Flexible gross lease terms &dash; simple and cost-effective
- NBN (FTTP) connected &dash; ready for immediate use
- Split system air conditioning
- Positioned on the first floor via internal stair access
- Shared amenities on the same level
- Surrounded by caf&acute;s, services, and public transport

#### For Lease

\$1,520 per month + GST

#### Building Area

37sqm

#### Contact

**Chris Tudzarov**

0451 714 441

[chris.tudzarov@ljhwollongong.com.au](mailto:chris.tudzarov@ljhwollongong.com.au)



**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.

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Shellharbour  
(02) 4229 8600**

Join a diverse mix of professionals already calling this building home. With competitive rental rates and a central location, Suite 9 won't last long.

Other Suites for Lease in the same building. Please see BELOW:

Suite 6: [External link 1](#)

Suite 5: [External link 2](#)

## More About this Property

<b>Property ID</b>	VF7HQZ
<b>Property Type</b>	Offices
<b>Building Area</b>	36.7 m2

### **Chris Tudzarov 0451 714 441**

Commercial Sales & Leasing | [chris.tudzarov@ljhwollongong.com.au](mailto:chris.tudzarov@ljhwollongong.com.au)

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69 Kembla Street, WOLLONGONG NSW 2500

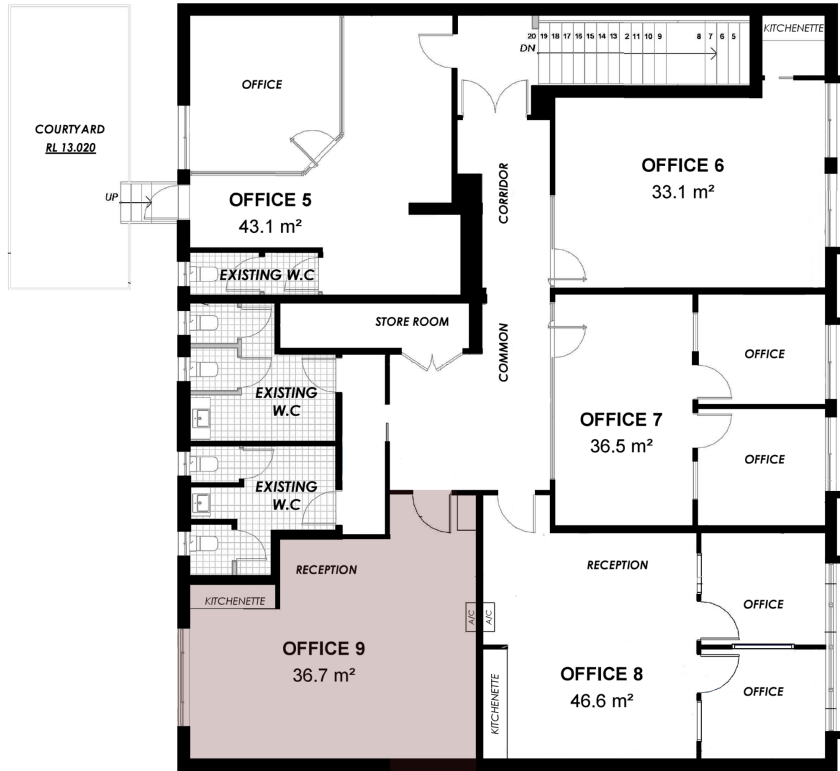
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## 88 Kembla Street, Wollongong 2500

LEVEL 1 PLAN

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*\*\*Sizes and dimensions are approximate actual may vary*



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