



1/67 Kembla Street, Wollongong

# Street-Level Professional Office in Wollongong CBD

Positioned on the ground floor of 67 Kembla Street, Wollongong, this air-conditioned office suite offers a practical and highly accessible workspace in one of the CBD's established professional precincts.

Located on high-traffic Kembla Street and surrounded by solicitors, real estate agents, financial advisers, brokers and other professional service operators, the property is well suited to a solicitor, consultant, accountant, finance broker, agent, or similar office-based user.

The premises provides convenient street-level access and strong exposure to passing vehicle and pedestrian traffic, making it an appealing option for businesses seeking visibility, convenience and a central Wollongong location.

- Ground floor office suite. Suitable for Retail Tenant!
- Air-conditioned premises
- Street-level access from Kembla Street
- High-traffic CBD location
- Surrounded by solicitors, agents, financial advisers and brokers
- Suited to professional services, legal, finance, consulting or similar users

**FOR LEASE**
$45,000pa + GST

**BUILDING AREA**
122sqm

**AGENTS**

Chris Tudzarov
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Con Papadopoulos
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**AGENCY**
LJ Hooker Wollongong | Corrimal | Shellharbour
(02) 4229 8600

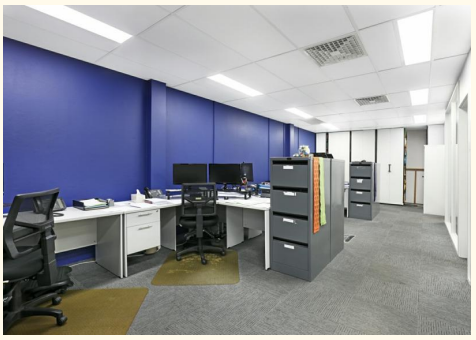
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Interested parties must rely solely on their own enquiries.

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- Available immediately
- No allocated car spaces

For further information or to arrange an inspection, please contact the exclusive leasing agents.





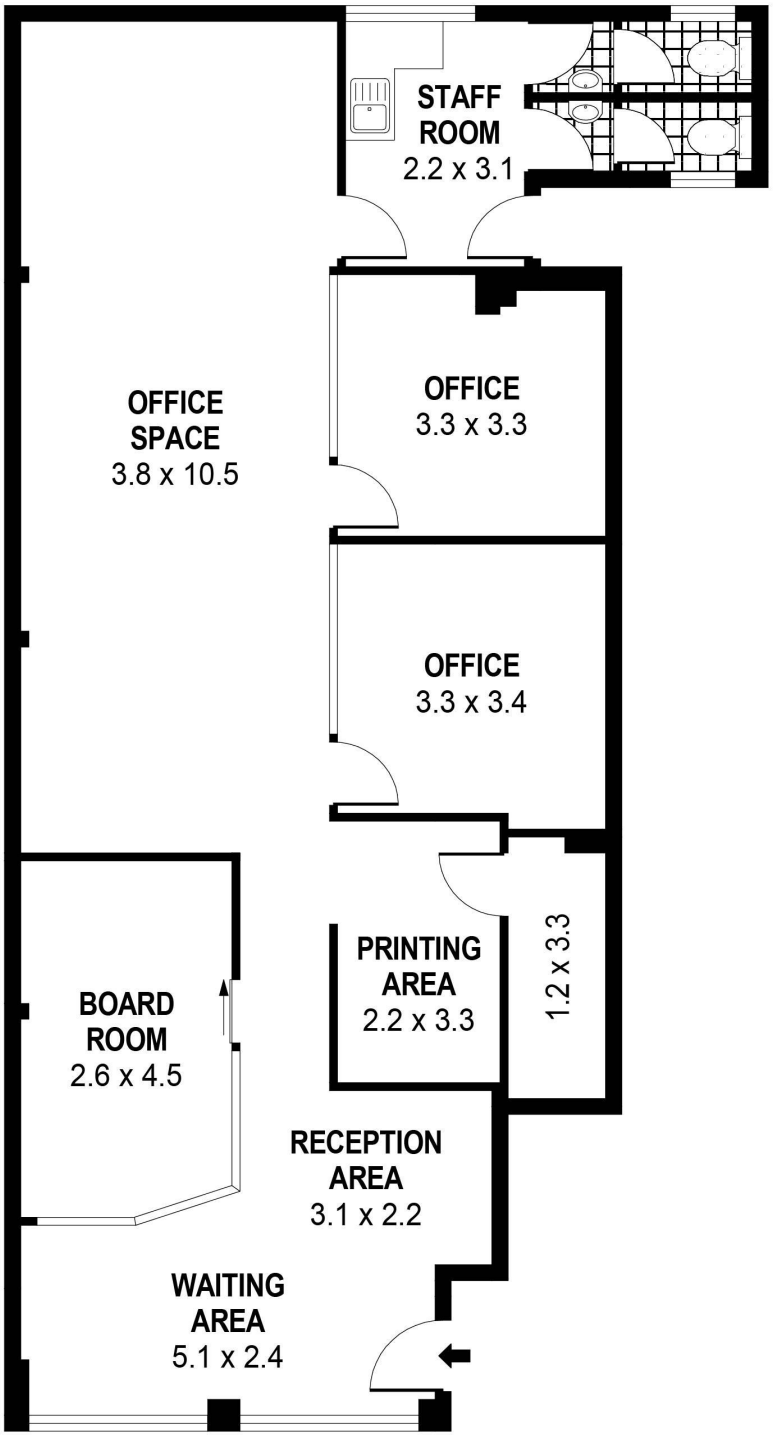
## MORE DETAILS

| | |
|---|---|
| Property ID | W8DHQZ |
| Property Type | Retail<br>Offices |
| Building Area | 122 m2 |

**Chris Tudzarov 0451 714 441**
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Commercial Property Manager |
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SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 012121

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INT : 122m²

SUITE 1, 67 KEMBLA STREET WOLLONGONG

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