



## REFURBISHED STRATA SUITE IN DESIRABLE ULTIMO PRECINCT

Nestled at 22-36 Mountain Street in Ultimo, this highly sought-after office space boasts a creative flair that will instantly captivate your team. Bursting with energy, these stunning offices are located just 5-10 minutes' walk from major public transport links, including Central Station and bus connections via the Broadway Sydney Shopping Centre. Situated near Sydney University, TAFE, and UTS, the space offers a buzzing, collaborative environment perfect for your business.

### Features include:

- Exceptional open-plan layout with original timber windows
- Abundant natural light with high ceilings throughout
- 9B Education compliance suitable for colleges, RTO's & more
- 1 secure car space included in price
- High-speed NBN fibre internet + Independent air-conditioning
- Secure building with on-site management
- Male and female amenities on each floor, including disabled bathrooms
- Walking distance to Broadway Sydney Shopping Centre, Sydney University, Notre Dame, & TAFE

### Price

\$1,200,000

### Property Details

Type	Commercial
Property Type	Offices
Area	114m2



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