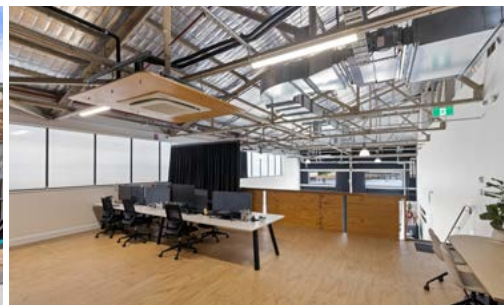


FOR LEASE

Tenancy 10.06, Building 10, 120 High Street
Sub Base Platypus, North Sydney

Harbour
Trust



Above: Location images.

Envision your business in one of Sydney's most unique harbourside locations. Available July 2025.

- Historic charm with state-of-the-art refurbishment
- Currently set-up as a photography/videography studio on the ground floor (high-quality automated black out curtains)
- Superior ground floor commercial space with first-floor mezzanine, can accommodate up to 20 workstations
- Industrial weight floors with exposed joists
- Reverse-cycle air conditioning
- Abundant natural light
- A license for 3 car parking permits is available at \$450 per month + GST per space, totalling \$16,200 + GST per annum.



Net lettable area

Suite: 182.33m² (approx.)



Rent

\$149,500 per annum + GST

Enquiries

For further details about this property or to organise an inspection, please contact:

Melanie Rose, Property & Leasing Manager

0409 697 333

melanie.rose@harbourtrust.gov.au

Claire Nolan, Leasing Officer

0448 110 016

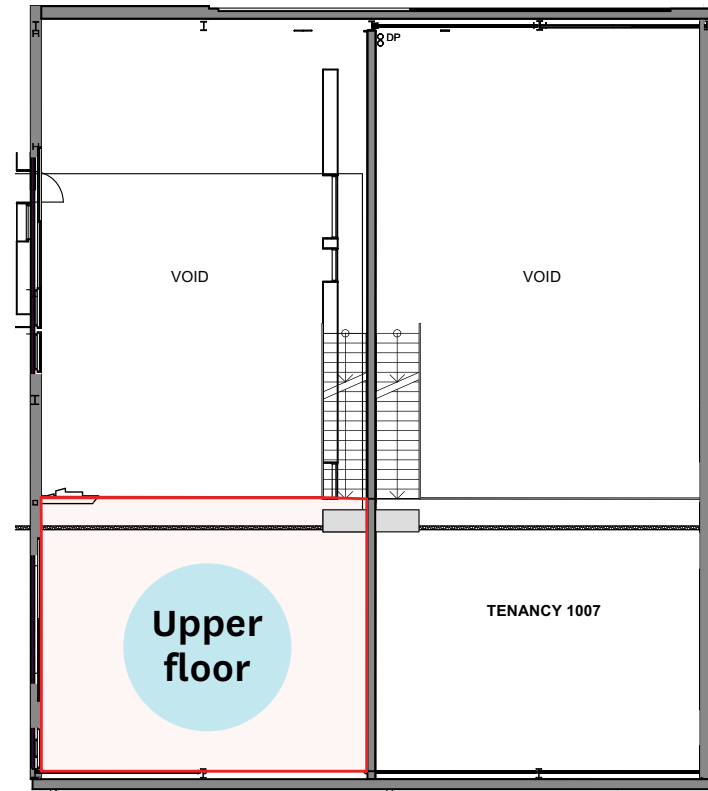
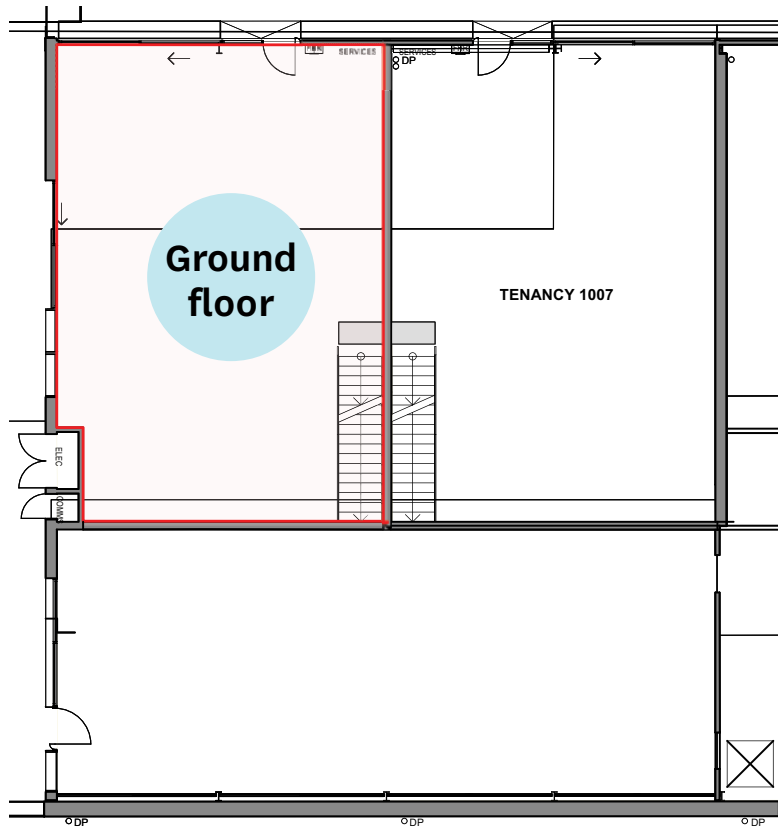
claire.nolan@harbourtrust.gov.au

harbourtrust.gov.au/lease

Map legend

● ● Main walking routes

SUB BASE
PLATYPUS



Ground Floor

Whole Floor NLA: 115.72m² (approx.)
 Whole Suite NLA: 182.33m² (approx.)

Upper Floor

Whole Floor NLA: 66.61m² (approx.)
 Whole Suite NLA: 182.33m² (approx.)

Tenancy 10.06, Building 10, 120 High Street, Sub Base Platypus, North Sydney