

FOR LEASE

Tenancy 10.04, 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 now.

- Historic charm with state-of-the-art refurbishment
- Ideal for tech start-ups, creative agencies and corporate offices
- High-quality ground floor commercial space with first-floor mezzanine
- Currently set-up with 4 offices downstairs and a meeting room on the mezzanine level with a high-end kitchen, oven, dishwasher, drinks fridge and running water.
- Industrial weight floors with exposed joists
- Reverse-cycle air conditioning
- Abundant natural light
- A license for a one car parking permit is available at \$450 per month + GST per space, totalling \$5,400 + GST per annum.

Net lettable area
Suite: 125.53m² (approx.)

Rent
\$90,956.76 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

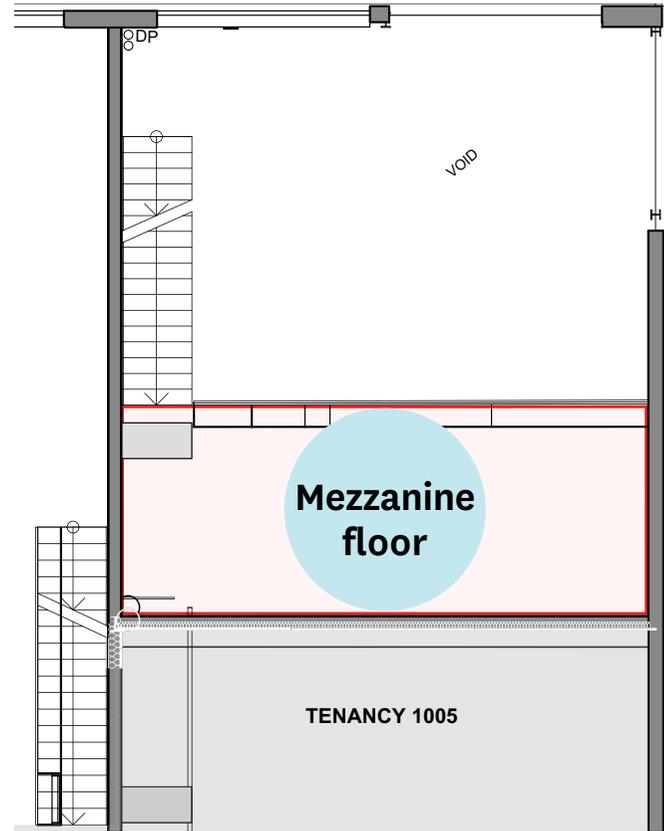
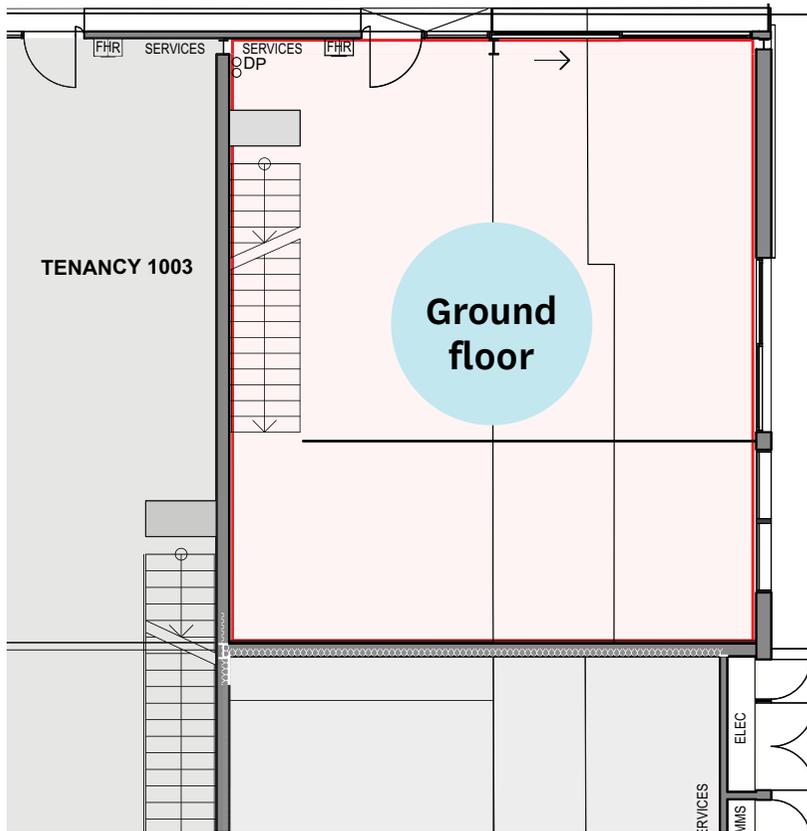
claire.nolan@harbourtrust.gov.au

harbourtrust.gov.au/lease

Map legend

● ● Main walking routes

**SUB BASE
PLATYPUS**



Ground Floor
 Whole Floor NLA: 92.71m² (approx.)
 Whole Suite NLA: 125.53m² (approx.)

Mezzanine Floor
 Whole Floor NLA: 32.82m² (approx.)
 Whole Suite NLA: 125.53m² (approx.)

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