

# GUNNING



## Level Shop/R213/7-11 The Avenue Hurstville NSW

Gunning Real Estate is pleased to present this versatile commercial suite situated on ground floor of this high quality office tower.

The building is located next door to Hurstville Westfields and within close proximity to Hurstville Bus & Railway station. The property has three (3) pedestrian street accesses from Park Road, Humphreys Lane and The Avenue. Access to the secure council car park for 108 public spaces is accessible via The Avenue entrance.

### KEY FEATURES

- Internal area: 169sqm\*
- Two (2) secure allocated car spaces included
- Excellent fitout
- 108 council car spaces (3 hour limit) under the building
- CCTV Security throughout building

**Building Size** : 169 sqm

**View** : <https://www.gunningre.com.au/lease/nsw/st-george/hurstville/commercial/offices/5731438>



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