



**1, 156 Spit, Mosman**



## Exposure to 50,000 cars daily!

A conveniently located office with an industrial look with minimal maintenance required. With floor to ceiling window frontage not only lets in natural light but provides ample opportunity for signage and billboard advertising (if required). Complete with a kitchenette and bathroom, this office space creates an opportunity for optimal work productivity. Being in the heart of Mosman, employees are able to walk to the conveniently placed shops and bus stop/s.

Due to its minimalism and accessibility, the office is an accommodating workspace for an expansive range of small/medium businesses.

### Highlights:

- 3 open desk areas (full fit out included)
- Two enclosed offices (full fit out included)
- Bathroom
- Shared kitchenette
- Passing trade of the traffic (50,000 vehicles approx.)
- Meeting room
- Situated on main bus route

For further details or to arrange an inspection please contact, Patrick Cowie  
0417 388 621

\*Disclaimer: Whilst every effort has been made to ensure the accuracy of

90 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	205
<b>Land Area</b>	90 m2
<b>Office Area</b>	90 m2

### Agent Details

Patrick Cowie - 0417 388 621

### Office Details

Mosman  
P.O. Box 3824 Mosman NSW 2088  
Australia  
0417 388 621

**Patrick Cowie**  
REAL ESTATE

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