



99-115 Flinders Street SURRY HILLS, NSW

## Premier Showroom and Office Spaces Available

Mercer Property, together with X Commercial, is pleased to offer for lease a modern, multifunctional office and showroom space spanning two floors at 99-115 Flinders Street, Surry Hills.

Positioned at the vibrant Surry Hills end of Flinders Street, this contemporary property is just 2km from the Sydney CBD, with the dynamic Crown, Oxford, and Bourke Street precincts on your doorstep. Located only 1km from Central Station and serviced by an extensive bus network, the property offers excellent walkability to city-fringe amenities, bars, eateries, and Moore Park.

Key features include:

- Exceptional exposure to Flinders Street, a major arterial road, providing high-profile signage opportunities visible to tens of thousands of people daily.
- Ground floor showroom with high ceilings, designer fit-out, and abundant natural light, ideal for retail or showroom occupiers.
- Clearway allows for convenient client parking directly out the front after 10am and until 3pm.
- Level 1 commercial office space offering the flexibility to retain the existing layout and fittings or return to base building specifications for a fully customised fit-out.
- Car parking available via separate license agreement.

Configuration options:

**Type** : Offices  
**Building Size** : 338.00 - 680.00 m2

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