



Suite 31-34  
**207 Albany Street North GOSFORD**  
*395sqm Penthouse Office Overlooking Gosford CBD*

**Area m<sup>2</sup>:** 395  
**Rent \$/m<sup>2</sup>:** \$278  
**Rent pa:** \$110,000 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 11  
**Outgoings:** \$26,000

**Contact:**  
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**Location:**  
Located on Albany Street North in Gosford CBD, this building is positioned right at the intersection with Donnison Street. The property is positioned an easy walk from various amenities of Gosford, including the Imperial Shopping Centre, cafes / restaurants, Kibble Park and Gosford Train Station.

**Description:**  
Available to lease is this quality, top floor office suite offering approximately 395sqm of floor area.

The office has abundant natural light coming in from three (3) sides, offers balcony access, internal kitchen, common amenities, it is lift accessible and has a good allocation of on-site parking.

The suite is currently configured with a welcoming reception, leading to a large boardroom, a couple of partitioned offices, and a large flexible open plan workspace.

Recently refit, the suite presents very well and includes air conditioning throughout, carpeted floor coverings and multiple access points, creating great opportunity for flexible designs, or use 'as is'. Call us to inspect.

- Top floor office
- NBN connected
- Good onsite parking