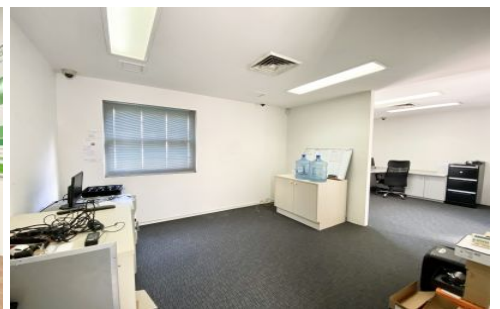


# GUNNING



Level 1/340 Forest Road Hurstville NSW

3 🚗

Gunning Real Estate is pleased to present this first floor office/studio with close proximity to Hurstville train station, bus interchange, and Westfield.

**Building Size** : 190 sqm  
**View** : <https://www.gunningre.com.au/lease/ns/w/st-george/hurstville/commercial/offices/6702913>

Existing office layout:

Reception area, 6 partitioned offices (including a high ceiling boardroom), a mezzanine storage area/additional work area, toilets, and kitchenette. The office has 2 sets of stairs entrances (One from Forest Rd and one from the back).

**KEY FEATURES:**

- Internal area: 190sqm\* (150sqm\* first floor + 40sqm\* mezzanine)
- Three (3) allocated car spaces at the back
- Front and rear access
- Ducted air-conditioning



**William Wu**  
02 9698 0222