

# MONUMENT



32-38 Montgomery Street, Kogarah NSW

**ST<sup>o</sup>NEBRIDGE**

**MOXHAM  
COMMERCIAL**

FOR LEASE OR OWNER OCCUPIER

32-38 MONTGOMERY STREET, KOGARAH NSW 2217

# Introducing one of Sydney's most treasured south west neighbourhoods.

## The Modern Landscape

Monument presents the opportunity to capture a cosmopolitan working environment in the heart of Kogarah. Perched in the epicentre of Kogarah's main street, Monument's unique offerings and unrivalled location render it a rarity in the Kogarah property landscape.

Located 14 kilometres south-west of the Sydney CBD and is known as the centre of the St George area known for its high concentration of educational facilities and health care services (including two hospitals and many specialised medical providers), Kogarah is the epicentre of commercial activity in southern Sydney.





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# The Opportunity

Opening February 2023 - 32-38 Montgomery Street offers the ultimate opportunity for the selected few.

The flexible ground floor layout provides the ultimate blank canvass to create tenancies from 78sqm to 297sqm located in the heart of Kogarah. Ideally suited for commercial suites, bespoke medical providers, and specialised retail, this is your opportunity to establish in a rapidly evolving Kogarah.

## Key Features

Convenient access

Expansive shopfronts

Huge exposure

Full base building provisions

Central location located in the centre of Kogarah's business hub

Remote storage facilities

Close proximity to public transportation

Loading dock

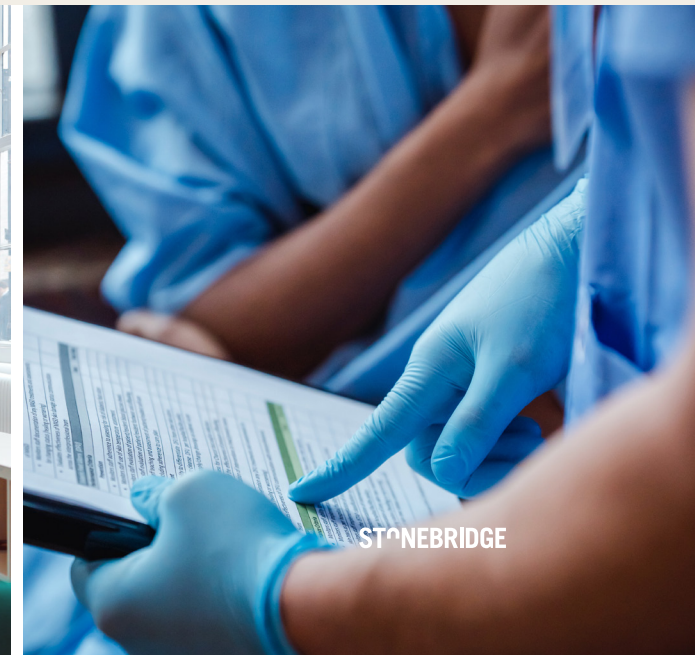
Exclusive controlled carparking

Centralised waste facilities

Ideal for owner occupiers

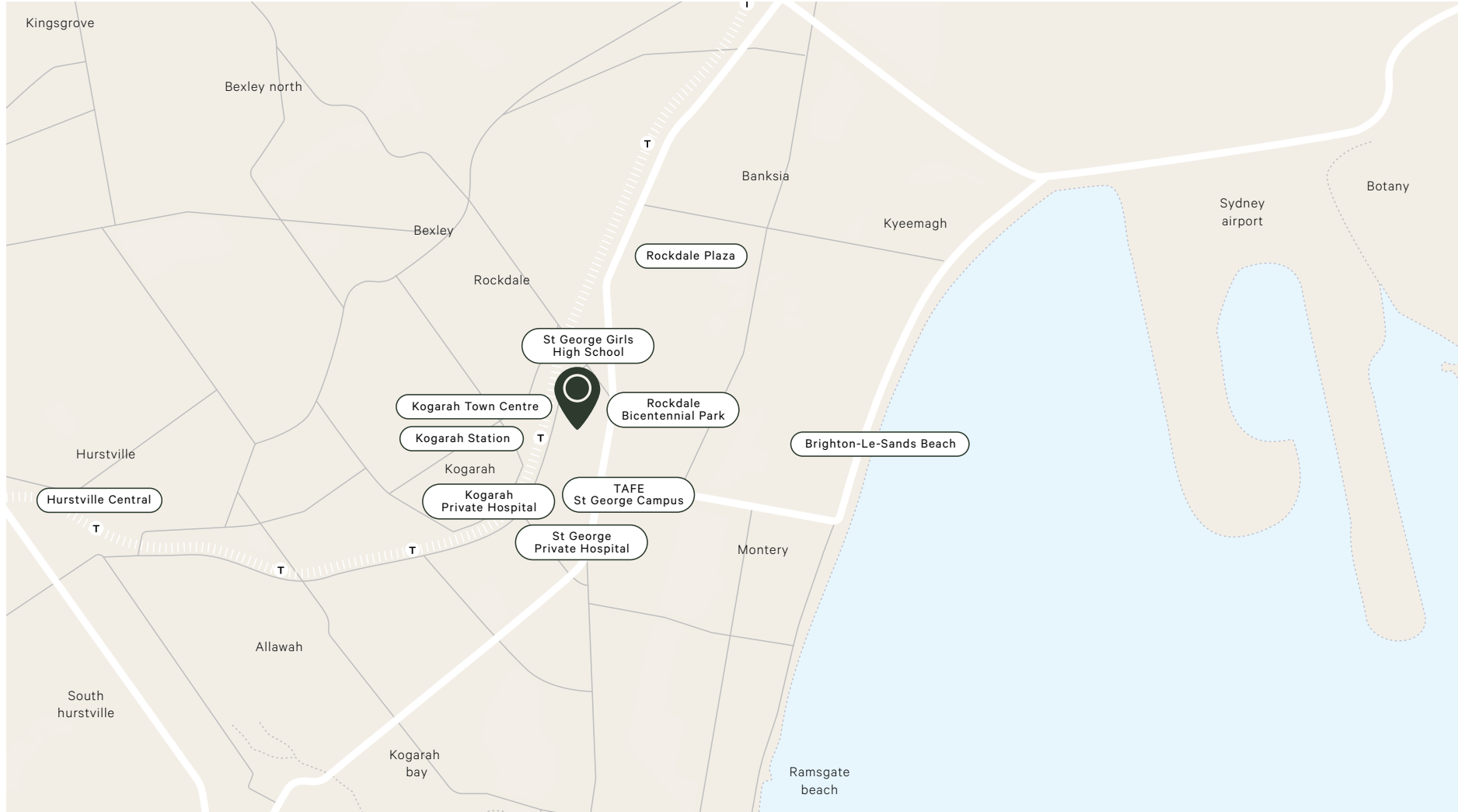


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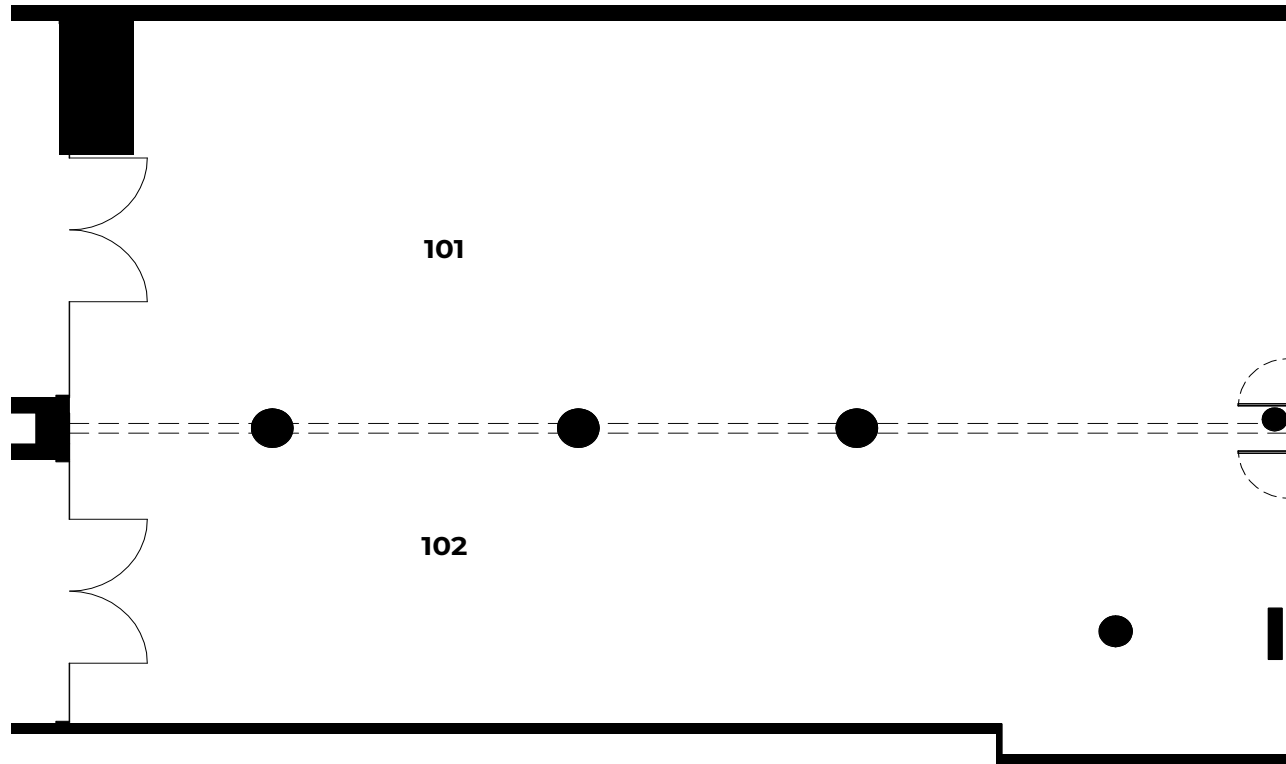
**STONEBRIDGE**

# Location



# Floorplans

## Ground Floor



### RETAIL

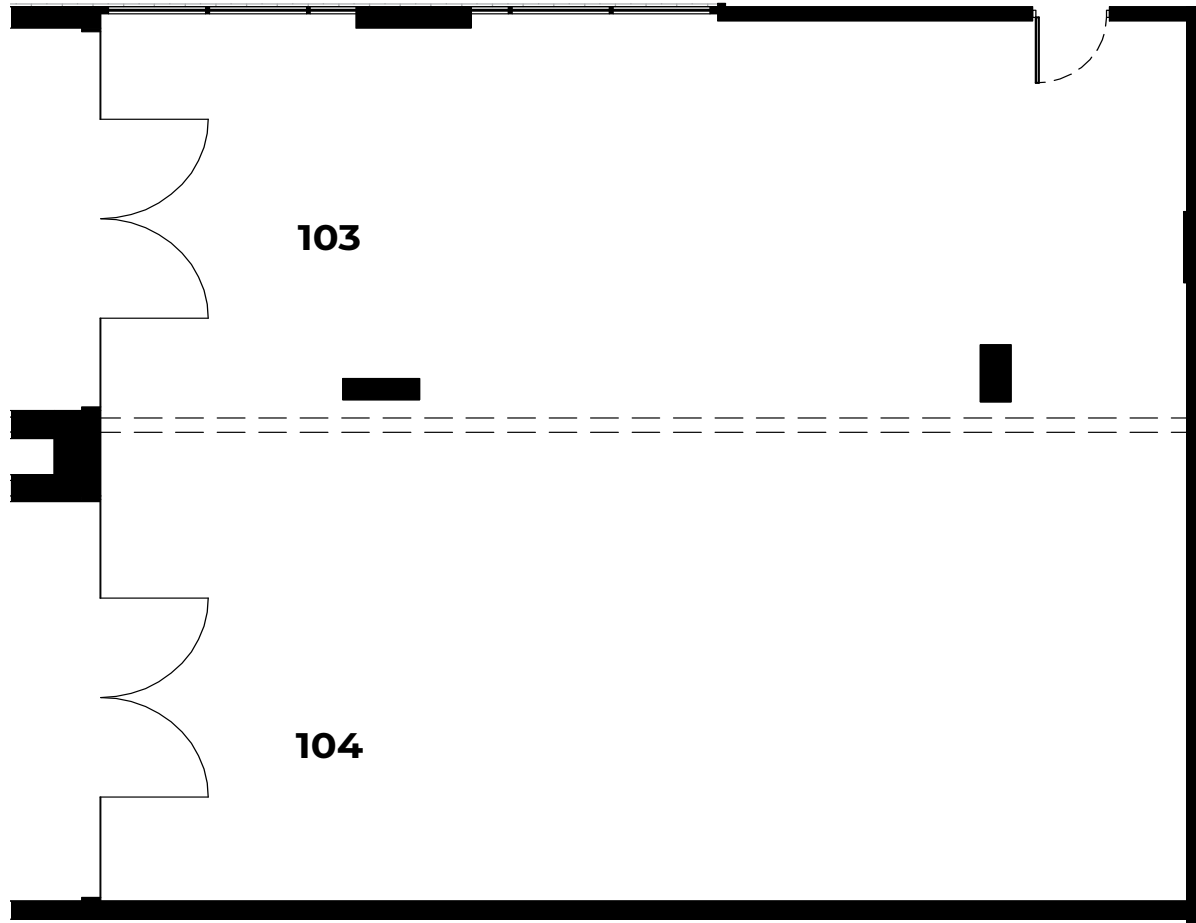
101 + 102

|                     |                   |
|---------------------|-------------------|
| RETAIL 101          | 167m <sup>2</sup> |
| RETAIL 102          | 130m <sup>2</sup> |
| TOTAL INTERNAL AREA | 297m <sup>2</sup> |
| PARKING + STORAGE   | 76m <sup>2</sup>  |
| TOTAL STRATA AREA   | 373m <sup>2</sup> |



# Floorplans

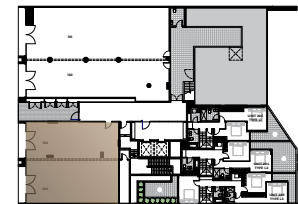
## Ground Floor



### RETAIL

103 + 104

|                     |                   |
|---------------------|-------------------|
| RETAIL 103          | 78m <sup>2</sup>  |
| RETAIL 104          | 102m <sup>2</sup> |
| TOTAL INTERNAL AREA | 180m <sup>2</sup> |
| PARKING + STORAGE   | 64m <sup>2</sup>  |
| TOTAL STRATA AREA   | 244m <sup>2</sup> |





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premises please contact:

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