



131
DEVONSHIRE
SURRY HILLS



It's all about first impressions.

A unique Surry Hills Creative Warehouse offering one of the best facades in the City Fringe.





430sqm of creative office space divided over two levels offering high floor to ceilings and heaps of natural light.

Direct street frontage to both Devonshire St. and Butt St. Brick walls, concrete floors on the ground level and wooden floors on the first level.

Character timber columns, beams and cross members in line with warehouse past.

Current fit out includes kitchens, meeting rooms, showers, spiral stair case and two glass boardrooms.





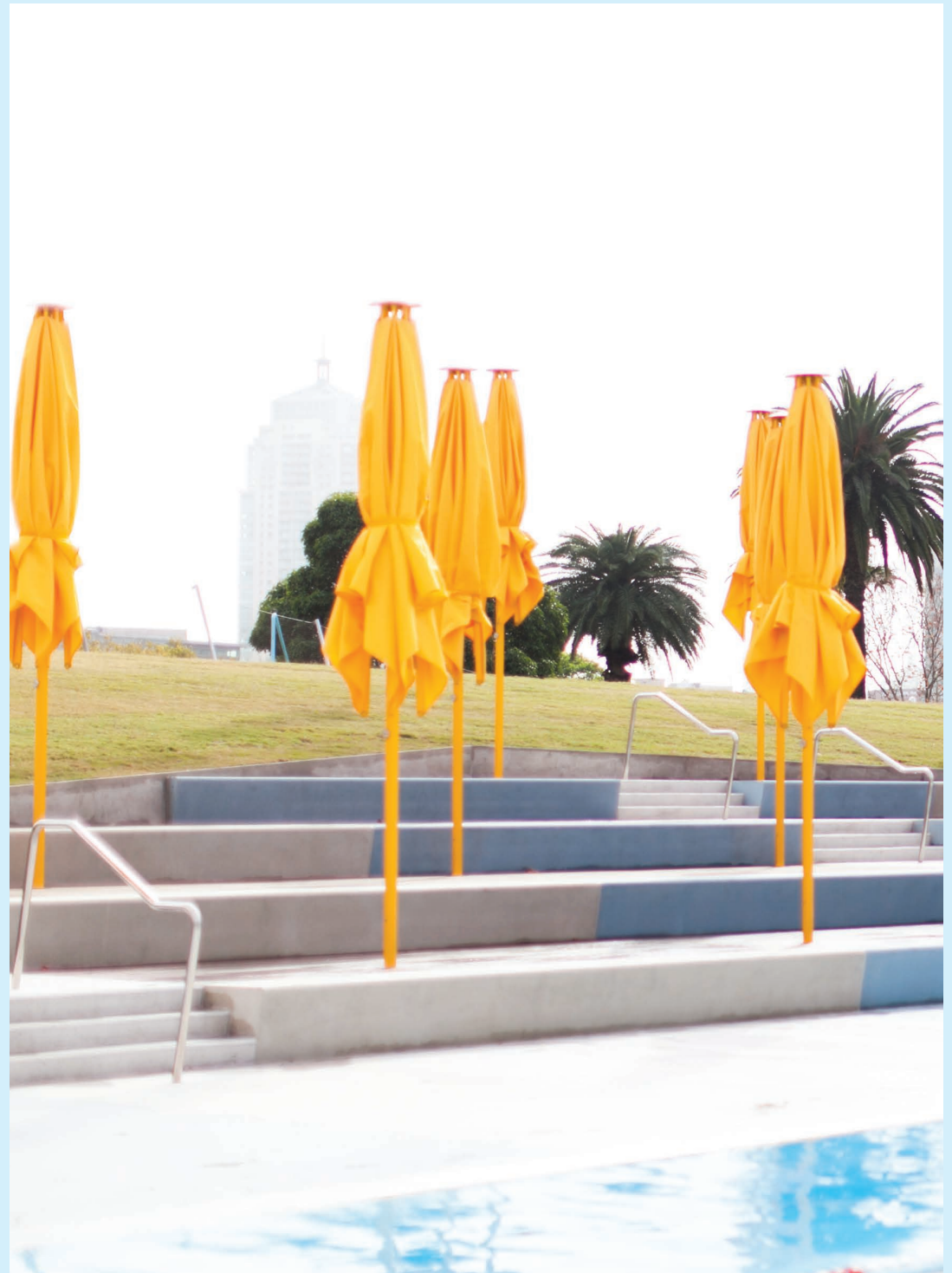






SWIM★

*131 Devonshire; close to Prince Alfred Pool, yoga at Body Mind Life
or sweat at F45



EAT★

*131 Devonshire; close to Mohr Fish, Burgers at Ze Pickle, Truffles at Devon Café or steak at Porteno.



ARRIVE★

*131 Devonshire; close to Central Station, the new light rail, road or numerous cycle paths.





DRINK & DINE

- 1 Best Burger
Chur Burger
- 2 Best Thai
Mumm Mamm
- 3 Best Fancy
Porteno
- 4 Best Pub
The Clock
- 5 Best Exotic
Firedoor
- 6 Best Sandwich
Lucky Pickle
- 7 Best Bakery
Bourke St Bakery
- 8 Best Coffee
Citta Cafe
- 9 Best Wine Bar
Wyno

WELLBEING

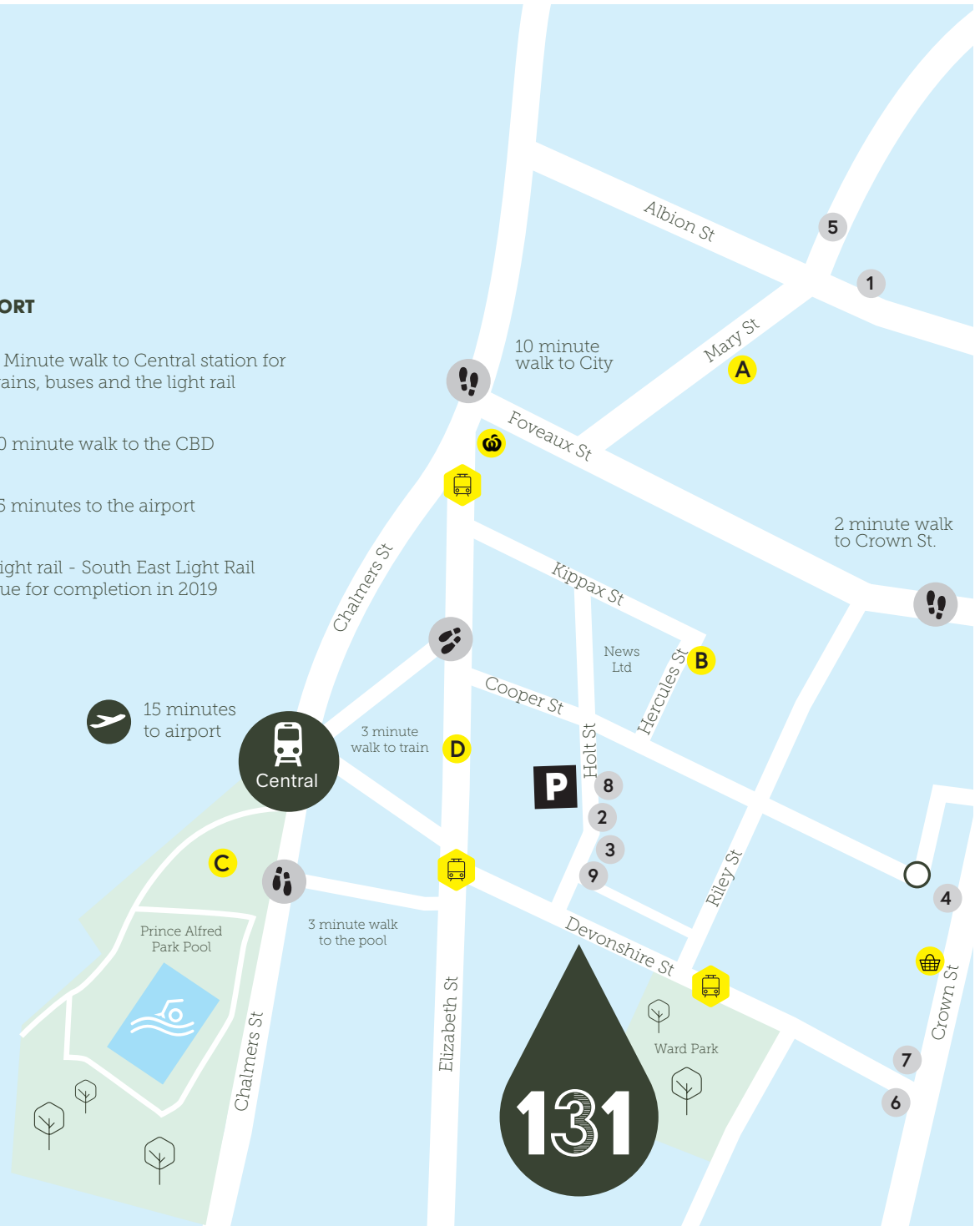
- A** Focus your mind & balance life with meditation, yoga and pilates at Body Mind Life
- B** Expedite your training goals with a 45 minute high intensity, functional work out at F45
- C** Clear your head with some laps at Prince Alfred Pool, play basketball or smash out a few sets of tennis
- D** Empty your mind by hanging upside down in an aerial yoga class at Fitness Playground

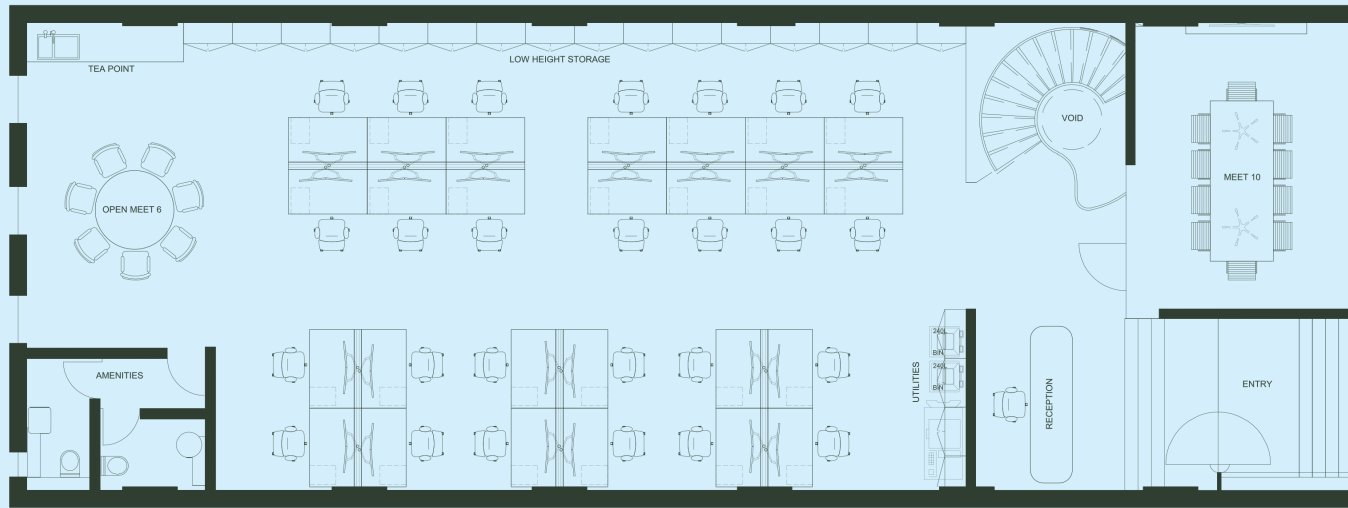
RETAIL

- Woolworths
- Maloney's Grocer

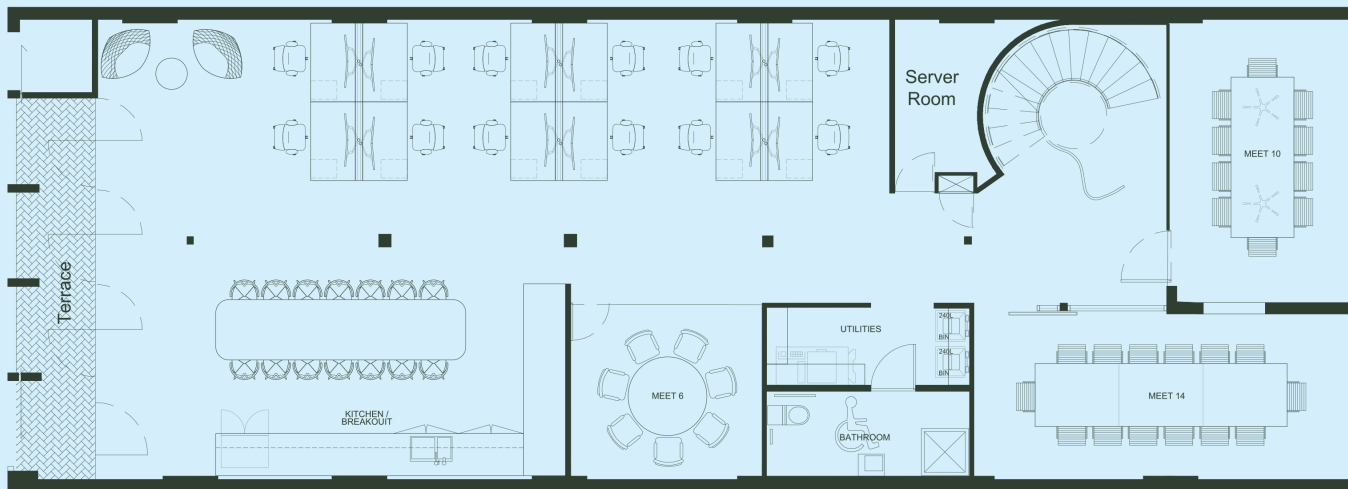
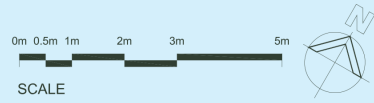
TRANSPORT

- 4 Minute walk to Central station for trains, buses and the light rail
- 10 minute walk to the CBD
- 15 minutes to the airport
- Light rail - South East Light Rail due for completion in 2019

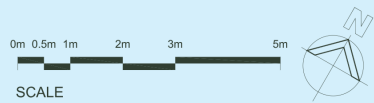


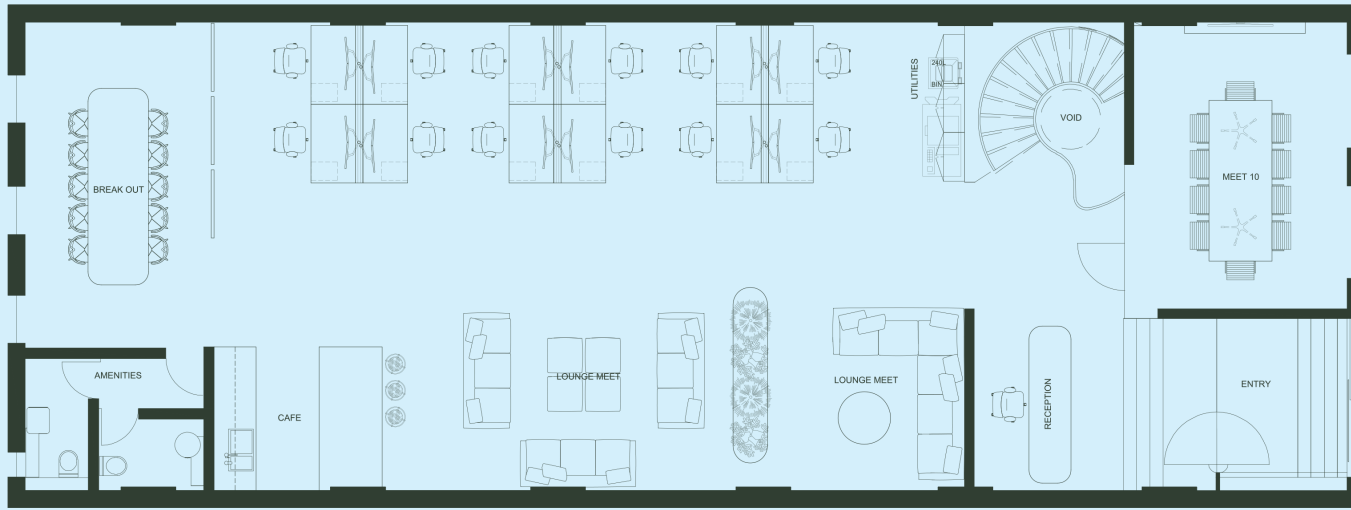


UPPER LEVEL

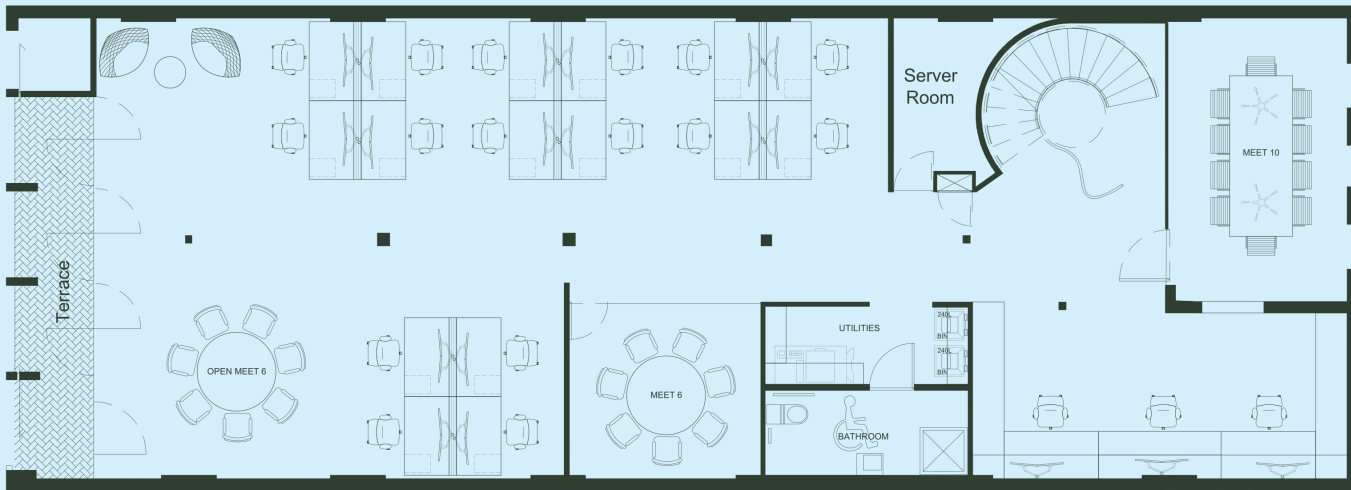
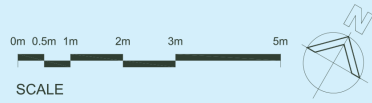


LOWER LEVEL

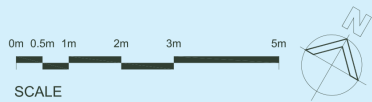


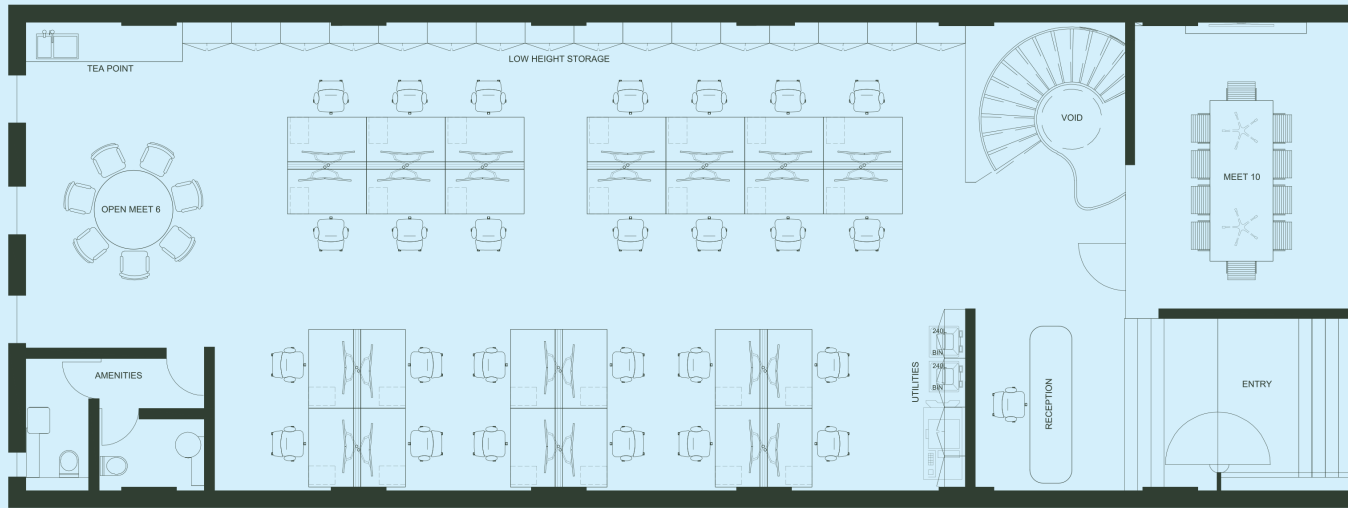


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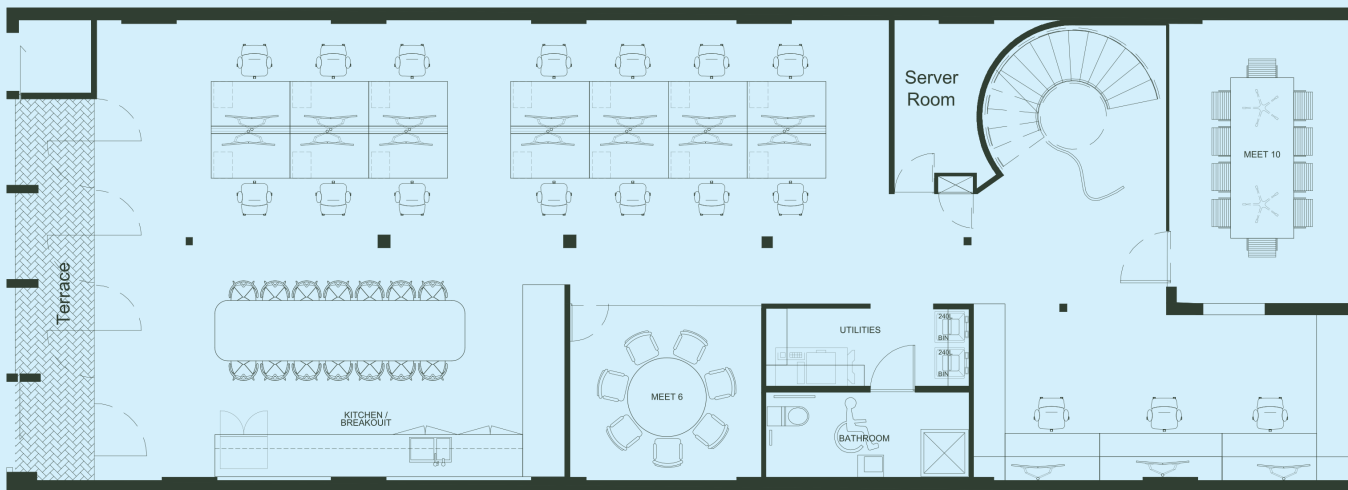
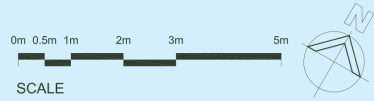


LOWER LEVEL

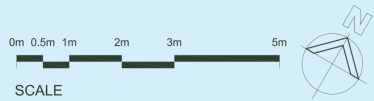




UPPER LEVEL



LOWER LEVEL



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