



**PRD.**

**H146 / 24-32 Lexington Drive  
Bella Vista  
NSW, 2153**

**For Rent \$127,000 per annum**

**🚗 14**

**Property: 353 sqm**

## **Premium Commercial Space For Lease - Lexington Corp**

Looking to elevate your business in one of Sydney's most sought-after commercial hubs. This 353m<sup>2</sup> property in the heart of Norwest Business Park offers the ideal mix of functionality, location, and style.

- Spacious 353m<sup>2</sup> layout - currently pre-approved for 24/7 Gym Access, but perfect for corporate offices, a showroom, medical, or restaurant use.
- Ground Floor space - Offering prominent location and a glass facade  
Abundant natural light and open-plan flexibility
- Air-conditioned
- Internal amenities
- Great parking 14 spaces in total - 8 spaces + 6 visitors located directly in front making it ideal for clients
- Surrounded by major businesses, cafés, restaurants & Bella Vista Metro Station.

Whether you're expanding, relocating, or launching a new operation, this versatile space offers the prestige and practicality your business needs to thrive.

\*\*\*NB no carpet\*\*\*

## **Agents**



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