



## 17/13 Hickson Road Walsh Bay NSW

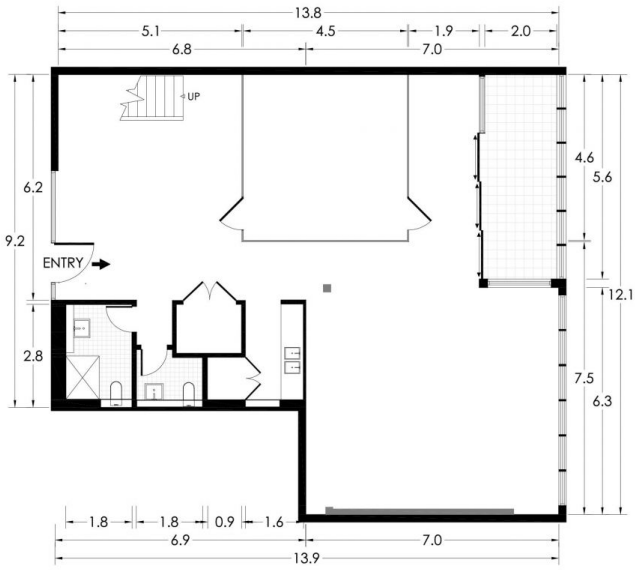
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- Exclusive penthouse positioning with lift access
- Two security car spaces included in rental rate
- Vibrant, creative and unique commercial space
- Spectacular views of the Sydney Harbour Bridge
- Large windows providing excellent natural light
- Classic warehouse features with cathedral ceilings
- Loft style configuration with interconnecting stairs
- Exposed timber beams and suspended lighting
- Winter garden terrace fronting Sydney Harbour
- Internal kitchen, bathroom and shower facilities
- Dress circle location neighbouring Barangaroo
- Surrounded by Australia's most iconic landmarks
- Walking distance to Circular Quay and Wynyard
- Adjoining Sydney's premier performing Arts hub
- Close to Sydney's best cafes, restaurants and bars
- Only 700m to the new Barangaroo Metro Station

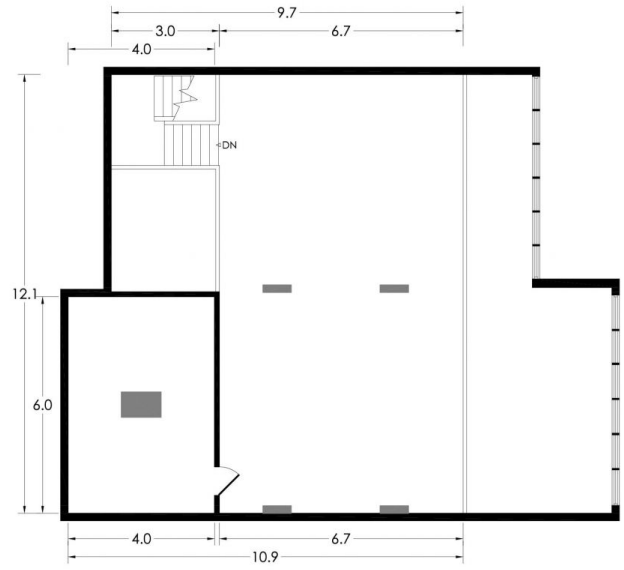
**Price** : \$750/m2 Gross PA  
**Building Size** : 254 sqm  
**Land Size** : 254 sqm  
**View** : <https://www.noonanproperty.com.au/lease/nsw/sydney-city/walsh-bay/commercial/offices/8002155>



**Tim Noonan**  
02 9231 6000



ENTRY LEVEL



MEZZANINE LEVEL



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.  
 Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability  
 for its accuracy. Interested parties are advised to make their own independent enquiries.