

207 PACIFIC HIGHWAY, ST LEONARDS

CAFÉ/RESTAURANT SPACE AVAILABLE FOR LEASE

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Transform your vision into reality with this strategically located, fully fitted café/restaurant space, designed for an immediate start.

KEY HIGHLIGHTS:

- **218+ sqm** of versatile space, ready for your concept
- **Fully fitted:** Equipped with everything you need to start trading from day one
- **Large ~60sqm storage area:** Ideal for conversion into a dark kitchen or prep kitchen STCA
- **Situated beneath 20,000 sqm of office space:** Well positioned for the surrounding audience

MORE ABOUT THIS OPPORTUNITY:

This modern, plug-and-play café/restaurant offers an exceptional chance for food and beverage operators to establish or expand their presence in St Leonards. Located at the base of a bustling office complex, it comes with a significant storage area, parking options, and potential for expansive outdoor dining amidst planned upgrades to external common areas and the park.

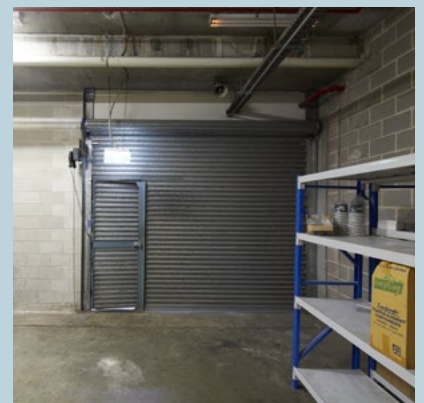
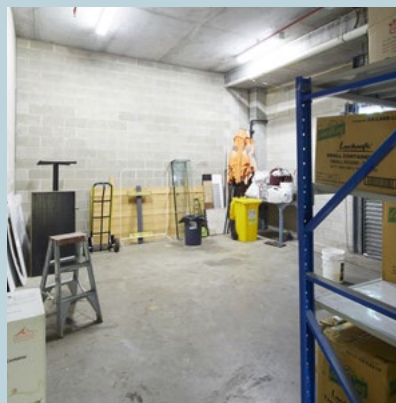
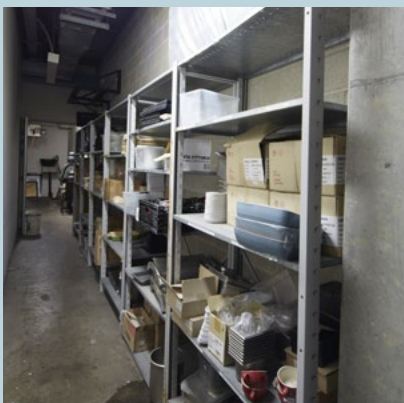
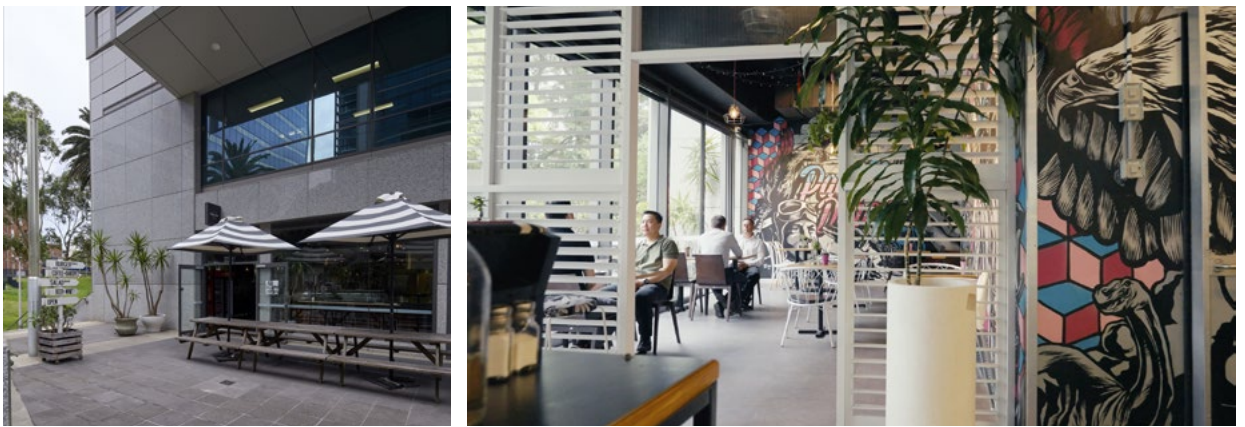
The fully equipped commercial kitchen includes a grease trap, exhaust extraction, stainless steel benches, sinks, cool room, refrigeration, and gas cooktops ready to facilitate your F&B operations. Enjoy the added allure of natural light and al fresco dining on the balcony overlooking the park, with options to add high-visibility signage facing Pacific Highway.

Surrounded by residential and commercial hubs, this is your opportunity at 207 Pacific Highway, to make your mark in St Leonards.

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