



## Level 1/165 Baroona Road Paddington QLD

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Located in the sought after Rosalie precinct, is a well presented tenancy first floor tenancy available for lease. It features an entry area with partitioned rooms & a dedicated external patio area. Ready to be occupied this will suit professional, beauty and service based businesses.

- 58m<sup>2</sup>\* NLA plus 34m<sup>2</sup>\* patio
- 3 existing partitioned rooms plus reception, patio area & kitchenette
- 1 exclusive basement car park included
- Light and bright tenancy
- Air conditioned with easy access amenities

\*approximately

Please contact exclusive marketing agent Chris Esdale for further information and to schedule your inspection.

**Building Size** : 58 sqm  
**View** : <https://www.remaxcity.com.au/lease/qld/city-north/paddington/commercial/offices/7841579>



**Chris Esdale**  
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