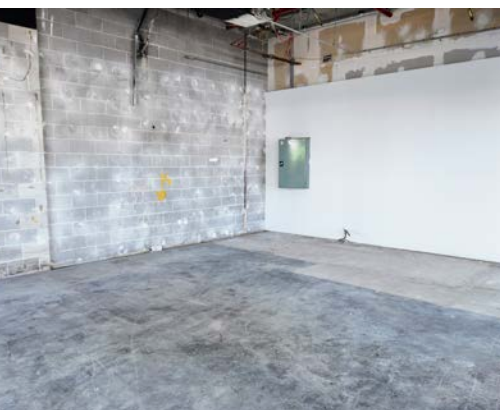




# FLEXIBLE F&B/RETAIL SPACE

## SHOP 1, BUILDING B, 207 PACIFIC HIGHWAY ST LEONARDS

Create your dream concept in this blank canvas space, perfectly positioned in the heart of St Leonards. With high visibility to Pacific Highway and surrounded by thriving residential and commercial hubs, this is the ideal opportunity to make your mark.



**Beneath 20,000 SQM  
Office Space**



**High Visibility  
Location**

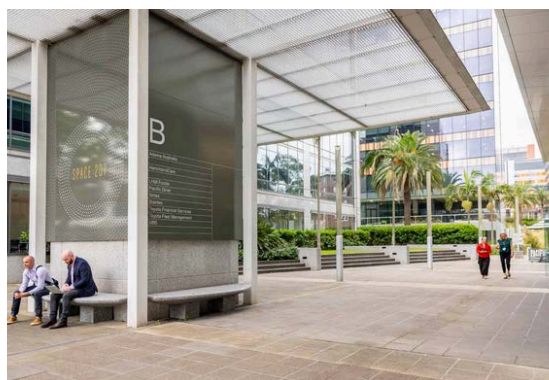
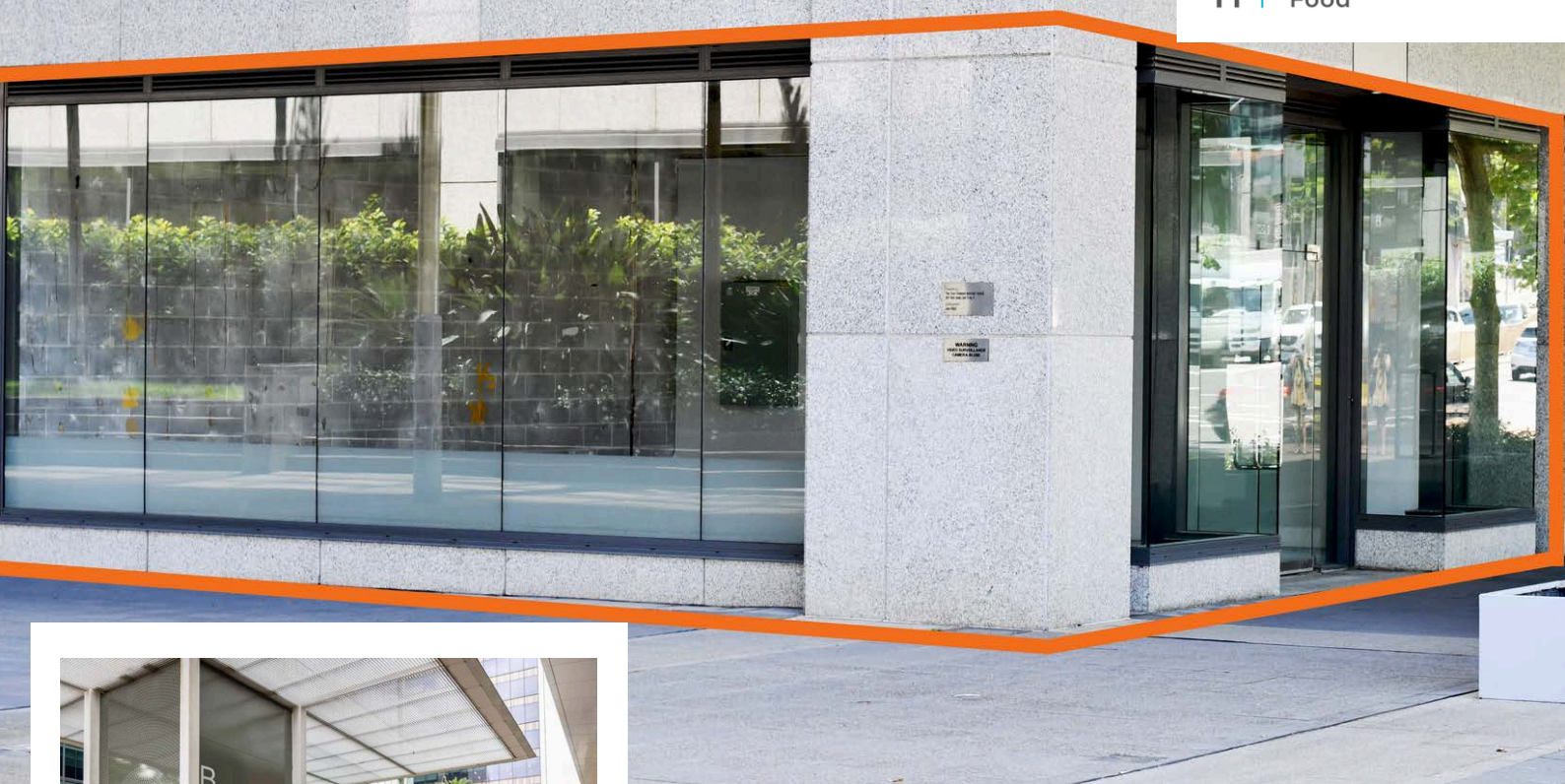


**Potential For Covered  
Outdoor Seating Area**



**59 SQM  
Flexible Space**





## AN EXCEPTIONAL OPPORTUNITY TO MAKE YOUR MARK

This prominent corner location beneath a bustling office precinct and surrounded by vibrant residential communities presents a standout opportunity for sushi, Asian cuisine, or retail concepts. At 59 sqm, this blank canvas space, complete with covered outdoor seating, is perfectly suited to create a inviting destination tailored to your vision.

With high visibility to Pacific Highway and excellent potential for signage, this space is primed to draw attention. The option to connect to in-building grease trap and exhaust systems makes it an ideal choice for food and beverage operations. Positioned beneath 20,000 sqm of office space and at the heart of a thriving commercial and residential hub, this location offers access to a dynamic and diverse audience.

Whether you're planning a boutique eatery or a specialty retail concept, this tenancy combines adaptability, visibility, and opportunity to bring your concept to life.

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