



## Modern Medical Suites Opposite SJOG Hospital

Medical/Consulting

2 McCourt Street, West Leederville, WA 6007

**Floor Area:** 83 m<sup>2</sup>

### Property Description

- **Generous incentives available**
- **Suits all medical related businesses**
- **Fully fitted and furnished suites**

LJ Hooker Commercial Perth are pleased to offer for lease the last remaining medical consulting suites at 2 McCourt Street, West Leederville. Located in the medical epicentre of the West Leederville/Subiaco precinct on the corner of McCourt Street and Railway Parade.

This offering presents an ideal opportunity for specialists, allied health professionals and various medical related businesses. Each suite enjoys excellent natural light with stunning outlooks. Brand new fit-outs are currently being constructed and are available starting from 83 – 386sqm\*. Take advantage of market conditions and relocate or reposition into a popular medical centre in a convenient location.

Situated across the road from SJOG Subiaco, 2 McCourt Street is close to quality F&B offerings including Mary Street Bakery, Myrtle Ivy, Woodpeckers, Zambrero and Grill'd. West Leederville train station which is a 5 minute walk away ensures seamless connectivity to the CBD and Fremantle. There are also regular bus services along Railway Parade and Cambridge Street.

Details:

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### For Lease

\$24,485 per annum plus GST  
Plus Outgoings

### Additional Details

Building	Outgoings
Whole	\$13446

**Parking Comments**  
110 on site parking bays



**Greg D'Arcy**

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