



## 590 Smollett Street Albury NSW

Dixon Commercial Real Estate is excited to offer this premium commercial offering to the market.

With construction already having commenced, 590 Smollett provides an extension to the established Gardens Medical Precinct, with eateries on Townsend Street, shopping on Dean Street, and the green spaces of the Botanic Gardens all just moments away.

Architecturally designed to meet the needs of tomorrow, 590 Smollett features a mix of flexible commercial spaces, sweeping corner views, a landscaped rooftop garden, state-of-the-art facilities and secure parking.

Development features:

- Total floor area of 8,000 square metres spread over 8 levels.
- Ground floor cafe/retail.
- Flexible floorplans to 1,200 square metres.
- Secure carpark (500 spaces).
- Internal light wells and abundant natural light.
- Energy efficient and environmentally friendly infrastructure.

**Price** : Contact Agent  
**Building Size** : 8000 sqm  
**View** : <https://www.dixoncre.au/lease/nsw/murray-region/albury/commercial/offices/7620416>



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