



**RWC**

# Sydney City Fringe Commercial Property

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LEASED PROPERTIES MAY - JUNE 2025

# Market Insights

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## Kristian Morris

PRINCIPAL & LICENSEE IN CHARGE

+61 411 415 297 | +61 (2) 9660 1717

[kristian.morris@raywhite.com](mailto:kristian.morris@raywhite.com)

Commercial real estate owners on the Sydney City Fringe are abuzz with anticipation as the NSW Government and Inner West Council push ahead with plans for Transit Oriented Development (TOD). While these long-term infrastructure and zoning changes are still in early stages, they've already added a layer of energy to a leasing market that's showing solid momentum.

Over May and June, activity remained lively across the City Fringe, with strong demand in the Shops & Retail and Warehouse, Factory and Industrial sectors. Each lease secured is a tangible show of business confidence - not just in the local market, but in the broader Australian economy, even amid global uncertainty and the potential impact of 'Trumpenomics'.

The resilience of this tightly held market continues to be a standout. With ongoing tenant interest and transformative infrastructure on the horizon, the City Fringe is well positioned for sustained leasing strength and long-term investment appeal.

Keep in touch,  
Kristian



# Marketwide Leased Assets

Properties are from all commercial agencies.



**Suite 101/206-208 Liverpool Road, Ashfield**

Type	Offices
Leased Date	Jun 2025
Lease Price	\$60,000
Floor Area sqm	200 sqm
\$/m2	\$300



**Level 1, 44 Burwood Rd, Burwood**

Type	Offices
Leased Date	May 2025
Lease Price	\$72,000
Floor Area sqm	168 sqm
\$/m2	\$429



**265 Parramatta Road, Leichhardt**

Type	Shops & Retail
Leased Date	Jun 2025
Lease Price	\$50,000
Floor Area sqm	150 sqm
\$/m2	\$333



**64 Victoria Road, Drummoyne**

Type	Shops & Retail
Leased Date	May 2025
Lease Price	\$52,000
Floor Area sqm	142 sqm
\$/m2	\$366



**113 King Street, Newtown**

Type	Shops & Retail
Leased Date	May 2025
Lease Price	\$63,000
Floor Area sqm	145 sqm
\$/m2	\$434



**197A Burwood Road, Burwood**

Type	Shops & Retail
Leased Date	Jun 2025
Lease Price	\$70,000.
Floor Area sqm	107 sqm
\$/m2	\$654

# Marketwide Leased Assets

Properties are from all commercial agencies.



**41-43 Parramatta Road,  
Annandale**

Type	Shops & Retail
Leased Date	May 2025
Lease Price	\$70,000
Floor Area sqm	230 sqm
\$/m2	\$304



**75 New Canterbury Road,  
Petersham**

Type	Shops & Retail
Leased Date	May 2025
Lease Price	\$72,800
Floor Area sqm	95 sqm
\$/m2	\$766



**Ground, 166-170 Broadway,  
Chippendale**

Type	Shops & Retail
Leased Date	Jun 2025
Lease Price	\$185,000
Floor Area sqm	295 sqm
\$/m2	\$627



**E12, 161 Arthur Street,  
Homebush West**

Type	Warehouse
Leased Date	Jun 2025
Lease Price	\$46,800
Floor Area sqm	153 sqm
\$/m2	\$306



**65 Sydenham Road,  
Marrickville**

Type	Warehouse
Leased Date	May 2025
Lease Price	\$85,000
Floor Area sqm	275 sqm
\$/m2	\$309



**12 Pilcher Street,  
Strathfield South**

Type	Warehouse
Leased Date	May 2025
Lease Price	\$90,000
Floor Area sqm	341 sqm
\$/m2	\$264

# Marketwide Leased Assets

Properties are from all commercial agencies.



**35 Queens Road,  
Five Dock**

Type	Warehouse
Leased Date	May 2025
Lease Price	\$120,000.00
Floor Area sqm	595 sqm
\$/m2	\$201.68



**Unit 4, 2A Madeline Street,  
Strathfield South**

Type	Warehouse
Leased Date	Jun 2025
Lease Price	\$235,000.00
Floor Area sqm	562 sqm
\$/m2	\$418.15

# Local experts, working for you

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**Kristian Morris**

PRINCIPAL

+61 411 415 297



**Kamal Silwal**

DIRECTOR SALES & LEASING

+61 430 322 459



**Ade Sudiono**

PROPERTY MANAGEMENT

+61 499 264 787



**Zachary Melamed**

SALES & LEASING ASSOCIATE

+61 452 008 887



**Lilian Fitzgerald**

OPERATIONS MANAGER

+61 401 817 568



# About Us

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## Knowledge

At Ray White Commercial Sydney City Fringe we combine our knowledge of the many different communities, cultures and central business districts across Sydney's inner west and eastern suburbs to support clients with the sale, lease and management of their commercial properties. Our staff have experience owning and managing businesses within Sydney's city fringe locations – so who better to understand the needs and concerns of our clients and the associated communities.

## Experience

Many of our commercial sales and leasing agents are seasoned business owners themselves, putting us in an excellent position to advise on both selling and leasing commercial property. We are often viewed by our clients as a key advisor and an extension of their business. We understand the importance of family businesses and building intergenerational wealth. Each of our commercial agents has their own unique set of strengths and areas of commercial expertise.

## Building Relationships

As a hard working commercial team, we are proud that we build and maintain deep relationships with our clients; both investors and business owners across so many city fringe communities. We enjoy playing a role in bringing new establishments or business concepts to a fringe district. It's exciting to see new commercial assets or business ideas come to fruition, and in turn enhance the lifestyles of the people who live and work there.

## Local & International Reach

Ray White's international stature enables us to bring offshore investors and global retailers looking to buy or lease quality commercial stock in Sydney into deals. Plus, through Ray White's residential arm, we can offer longstanding clients support with the sale or purchase of residential assets within their property portfolios. We have extensive experience in leasing shops, through to mid- to large-range retail spaces, showrooms, office buildings and industrial sites.



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# Important Information

This guide contains general information only. The information in this guide is no substitute for professional advice. We encourage you to seek professional advice before making any business decisions. You should consult a suitably qualified real estate professional in person. We would obviously love the opportunity to have that conversation with you, and you can reach us at:

**RWC SYDNEY CITY FRINGE**  
Unit 9, 198 St Johns Road Glebe, NSW 2037

Phone: +61 (2) 9660 1717  
Email: [commercialsf@raywhite.com](mailto:commercialsf@raywhite.com)  
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