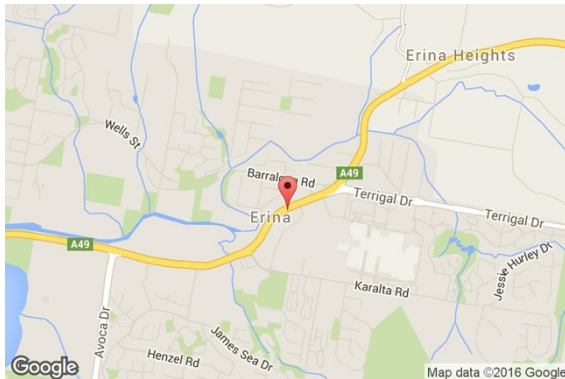
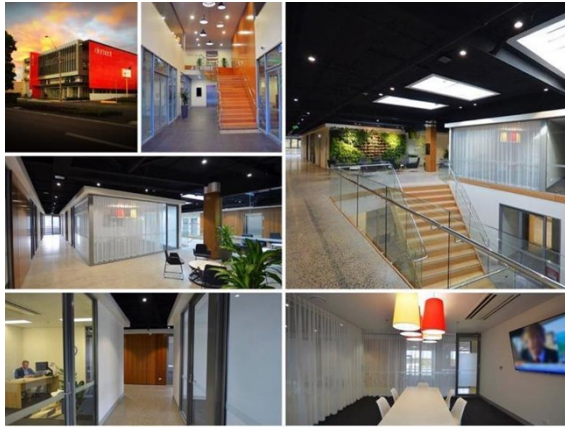


For Lease/Sale

commercialhq

element Building 200 Central Coast Highway ERINA



Business Centre: OFFICES FOR LEASE OR SALE



Parking



Meeting Rooms



Cafe



Showers



Kitchen



Lift



Air Conditioning

The Tenancy

Each suite includes commercial grade carpet / neutral wall colours / grid ceiling and lighting / AC - you control the temp! All suites are private and lockable.

Environmental Friendly: With striking architectural design and environment status, offering solar generation, water recycling, embedded energy network and extensive sun shading.

Building Description

Small Corporate Suites available FOR LEASE OR SALE.

Access to:

- Shared meeting and boardrooms
- Break out area. A perfect place to mingle with fellow tenants or hold networking functions.
- Reception Area: the all important meet and greet for your clients

Leasing:

The business centre is the first of its kind in the region offering small strata suites to the market with prices for lease from \$17,680 p.a. + GST.

Buying:

The business suites will also attract owner occupiers and investors who have previously not been able to afford to get into the commercial market due to size and price of standard commercial suites. Now they can invest as little as \$121,000.00 and those investor's can achieve approximately 8% return on their investment.

Fit Out: No

Comments: Negotiable

Zoning: B5 Business Development

Car Parking: 1 Permit

Website: <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=105893&viewType=V>

Lease and Sale Details

Suite No.	SQM	For Lease p.a.	For Sale	Outgoings p.a.
4.01 - 4.39	25	\$17,440.00	\$218,000.00	\$5,300.00

All rents, outgoing and sales pricing are exclusive of GST

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