

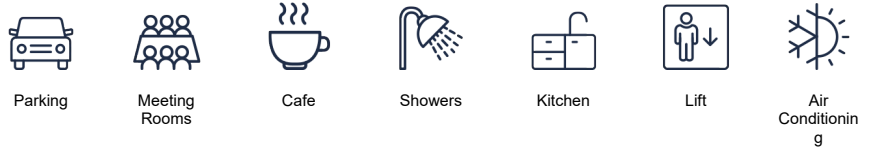
For Lease/Sale

commercialhq

element Building 200 Central Coast Highway ERINA



SMALL OFFICES FOR LEASE and FOR SALE: 12m² / 18m² / 27.4m²



The Tenancy

Available suites for Lease or Sale on this corporate floor of 40 offices:

- 4.01 // 27m² // Lease: \$21,500++ p.a. // Sale: \$268,000 + GST
- 4.31 // 12m² // Lease: \$ 9,500 ++ p.a. // Lease only
- 4.38 // 18m² // Lease: \$12,999 ++ p.a.// Lease only

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

Available INVESTMENT Opportunities:

- 4.08 // 20m² // \$218,000 pp // ROI 8.40%
- 4.13 // 21m² // \$241,000 pp // ROI 8.00%
- 4.14 // 18m² // \$218,750 pp // ROI 8.00%
- 4.23 // 18m² // \$183,000 pp // ROI 7.65%

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

Building Description

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.

Buying:

The business suites have also attracted 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. |
|-----------|-----|----------------|----------|----------------|
|-----------|-----|----------------|----------|----------------|

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For Lease/Sale

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| | | | | |
|-------------|----|------------|--------------|------------|
| 4.01 - 4.39 | 23 | \$9,500.00 | \$183,000.00 | \$4,500.00 |
|-------------|----|------------|--------------|------------|

All rents, outgoings and sales pricing are exclusive of GST

Contact:

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