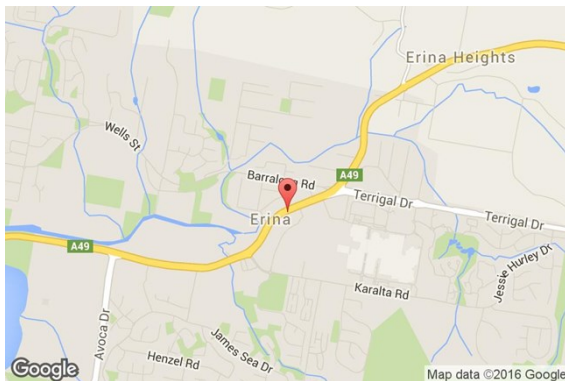


element Building 200 Central Coast Highway ERINA



SMALL OFFICES FOR LEASE // SALE: 25m² - 30m²



Parking



Meeting Rooms



Cafe



Showers



Kitchen



Lift



Air Conditioning

The Tenancy

ONLY 1 SUITE AVAILABLE TO LEASE:

Suite 4.26 // 25.4m² // \$17,780 p.a. + Outgoings + GST (vacant)

ONLY 1 SUITE Available for INVESTMENT:

Suite 4.02 // 29.7m² // \$289,575 pp // ROI 7.2% (tenanted)

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

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.
Level 4 Small Offices	25	\$17,780.00	\$289,575.00	\$7,000.00

All rents, outgoings and sales pricing are exclusive of GST

T 02 4365 4566

F 02 4365 4599

A Suite 3.01, Platinum Building, 4 Ilya Ave, Erina NSW 2250

For Lease/Sale

commercialhq

Contact:

Nicole Gunasinghe

0417792740

nicole@commercialhq.com.au

T 02 4365 4566

F 02 4365 4599

A Suite 3.01, Platinum Building, 4 Ilya Ave, Erina NSW 2250

Disclaimer: This email is confidential. If you are not the nominated recipient, please immediately delete this email, destroy all copies and inform the sender. Commercial HQ BN 98223923 prohibits the unauthorized copying or distribution of this email. This email does not necessarily express the views of Commercial HQ. Internet emails are not necessarily secure Commercial HQ does not warrant nor guarantee that this email communication is free from errors, virus, interception or interference or necessarily express the views of Commercial HQ.