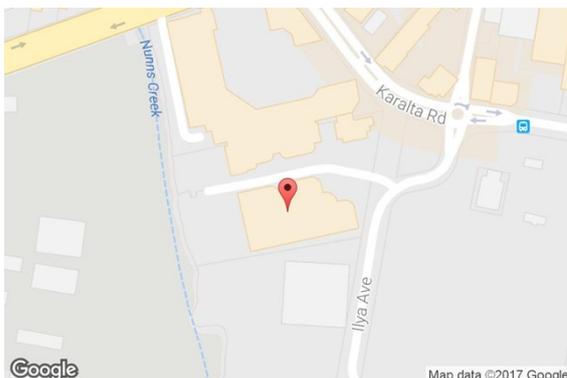


Platinum Building 4 Ilya Ave ERINA



CORPORATE SUITE WITH PART FIT OUT - 144M2



Parking



Meeting Rooms



Workstations



Air Conditioning



Kitchen



Gym



Cafe

The Tenancy

- * Mostly open plan with work stations already in place
- * Large kitchenette and staff room leading onto East facing common balcony
- * Generous Server room as well as a store/file room.
- * A good calming environment; tree top views into one of the centres gardens.
- * Additionally - access to M&F and Disabled facilities as well as common kitchenettes and meeting rooms.
- * 4 allocated staff parking spaces

Building Description

- A 3 storey retail and executive office block set over 2 wings - East Wing and West Wings providing a great mix of both retail space and corporate office suites.
- Ground floor tenancies range from a cafe, brand new state of the art gym through to specialist medical teams.
- Platinum / Fountain Plaza and Fountain Corporate is home to over 150 businesses and national tenants.
- Everything at your finger tips; all the major banks, post office, news agency along with a choice of cafes and restaurants. Excellent customer and staff parking on site.

Fit Out: Yes
Comments: Negotiable
Zoning: B5 Business Development
Car Parking: Yes
Website: <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=112408&viewType=V>

Lease and Sale Details

| Suite No. | SQM | For Lease p.a. | For Sale | Outgoings p.a. |
|------------|-----|----------------|--------------|----------------|
| Suite 2.21 | 144 | \$63,360.00 | \$817,665.00 | \$16,350.00 |

All rents, outgoing and sales pricing are exclusive of GST

Contact:

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