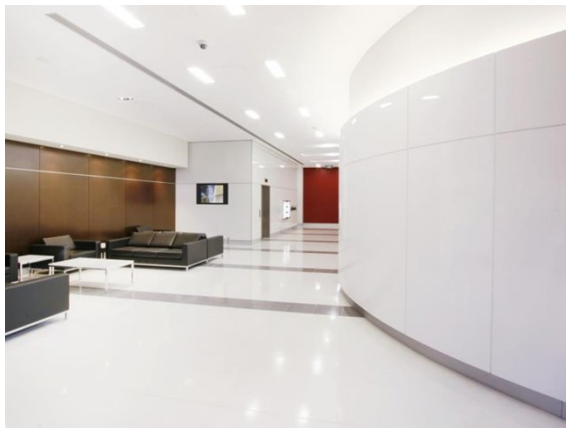


Platinum Building 4 Ilya Ave ERINA



GROUND FLOOR CONSULT ROOMS OR OFFICE SUITE - 64sqm Platinum Building



Office



Parking



Gym



Cafe



Air Conditioning



Carpets



Bus

The Tenancy

Not often do we see a ground floor office listed For Sale or For Lease in the Platinum Building.

Great location and easy to find, the Suite is:

- directly opposite the East Wing's Lift
- opposite the Platinum Foyers communal lounge (can double as your new waiting area)
- metres away from Quattro Cafe (morning coffee OR breaky / lunch meetings)

The Suite has been designed with 4 private, lockable offices with very high ceilings plus its own entry foyer.

For example Suite 1.04 would make an excellent space for a specialist medical team or Chiropractic / Physiotherapist who require the privacy of individual consult rooms.

Building Description

A 3 storey retail and executive office block set over 2 wings - East and West Wings.

Excellent customer and staff parking on site.

Sitting alongside is Fountain Plaza and Fountain Corporate - the precinct is home to over 150 businesses and national tenants including Banks / Cafes / Post Office / Cosmetic and Beauty / News Agency / Gym / Professional Services and Medical Specialists

Fit Out: Yes

Comments: Negotiable Lease Terms

Zoning: B5 Business Development

Car Parking: Customer Parking on site

Website: <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=116327&viewType=V>

Lease and Sale Details

Suite No.	SQM	For Lease p.a.	For Sale	Outgoings p.a.
Suite 1.04	64	\$29,500.00	\$398,000.00	\$8,200.00

All rents, outgoing and sales pricing are exclusive of GST

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