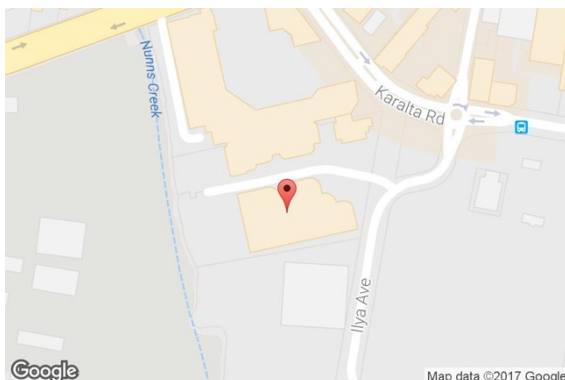


## Platinum Building 4 Ilya Ave ERINA



### NEED AN OFFICE WITH A FIT OUT? PRESTIGE 317SQM IN ERINA



Parking



Meeting Rooms



Workstations



Air Conditioning



Kitchen



Gym



Cafe

### The Tenancy

- \* north facing sunny private balcony.
- \* Secure reception area; the main office requires swipe access.
- \* Mostly open plan with work stations already in place
- \* 2 glass encased meeting rooms.
- \* Large kitchenette and staff room leading onto East facing common balcony = balcony no. 2
- \* 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.
- \* 9 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 2.20 & 2.21	317	\$142,650.00	\$1,800,000.00	\$36,000.00

All rents, outgoing and sales pricing are exclusive of GST

### Contact:

**Nicole Gunasinghe**

0417792740

nicole@commercialhq.com.au