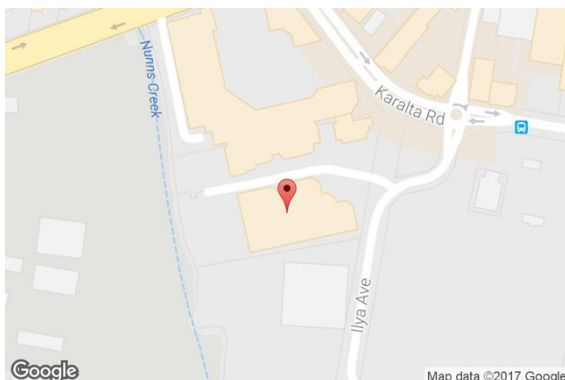
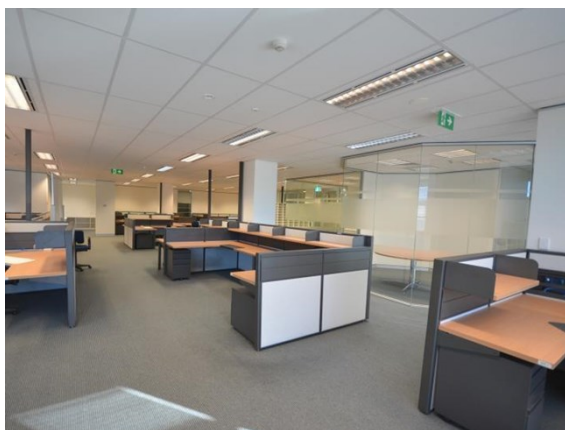


Platinum Building 4 Ilya Ave ERINA



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

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