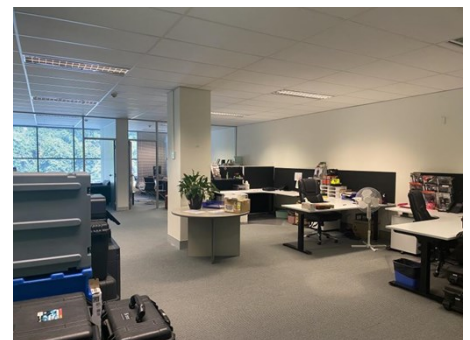


# For Lease 167m<sup>2</sup>

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## Platinum Building 4 Ilya Ave ERINA



### Executive Office space - Platinum Building

#### Location

Right in the heart of Erina's business district is the iconic Platinum Building which offers a great mix of both retail and corporate office suites. The precinct is home to over 150 businesses and national tenants. You'll be in fine company at the most prestigious commercial / retail address on the coast.

#### Building Description

A 3 storey retail and executive office block set over 2 wings - East Wing and West Wing / Platinum's 3 levels provides a great mix of both retail space and corporate office suites.

Sitting alongside is Fountain Plaza and Fountain Corporate - the precinct is home to over 150 businesses and national tenants. You'll be in fine company at the most prestigious commercial / retail address on the coast.

Everything is 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.

#### Listing Comment

This large open plan suite is ready for you to put your stamp on it. Loads of space that would comfortably accommodate 2 large glass executive offices and a good size boardroom. Would suit the growing business, move in now and improve later if needed.

Features include:-

<b>Premises:</b>	Level 2 Suite 2.33
<b>Area m<sup>2</sup>:</b>	167
<b>Rent PA:</b>	\$73,600.00
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Payable by Lessee
<b>Parking:</b>	5 Spaces
<b>Website</b>	

#### Contact:

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**F** 02 4365 4599

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

# For Lease 167m<sup>2</sup>

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- 5 secure parking spaces
- Kitchenette within suite
- Plenty of storage space
- NBN Connected

**T** 02 4365 4566

**F** 02 4365 4599

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

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