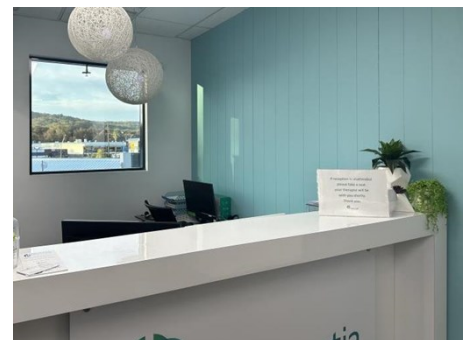


# For Lease 209m<sup>2</sup>

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## Fountain Corporate 2 Ilya Avenue ERINA



### 100 to 208m<sup>2</sup> in Fountain Corporate

#### Location

Right in the heart of Erina's business district and just down the road from Erina Fair this precinct includes Fountain Corporate / Fountain Plaza / Platinum Building.

#### Building Description

A 2 storey retail and executive office block.

Ground floor tenancies range from medical specialists, hair salon, financial planners, radio station, newspaper, solicitors and a very Sydney style alley way restaurant.

Excellent customer and staff parking on site.

Sitting alongside is Fountain Plaza and Platinum Building - 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.

Platinum, plus Fountain Plaza, constitutes the focal point of the area and is known as the most successful commercial centre within the region and Fountain Corporate is nestle in between to two. The centre provides the local community with high quality service retailers.

Everything is at your finger tips; all the major banks, post office, news agency along with a choice of cafes and restaurants.

#### Listing Comment

Situated within a 2 storey retail and executive office block, suites 17 & 18 are

**Premises:** Level 1 Suite 17 & 18

**Area m<sup>2</sup>:** 209

**Rent PA:** \$76,785.00

**Net/Gross:** Net

**Outgoings:** Payable by Tenant

**Parking:** 4 spaces

**Website**

#### Contact:

**Nicole Barr**

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**T** 02 4365 4566

**F** 02 4365 4599

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

# For Lease 209m<sup>2</sup>

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currently occupied by Occupational Therapy & Psychology specialists.

The fit out consists of a dedicated reception and waiting area, storage room, 9 treatment rooms and kitchenette/staff room.

Platinum and Fountain Plaza, constitutes the focal point Erina's business district and is known as the most successful commercial centre within the region and Fountain Corporate is nestled in between the two. The centre provides the local community with high quality service retailers.

**T** 02 4365 4566

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