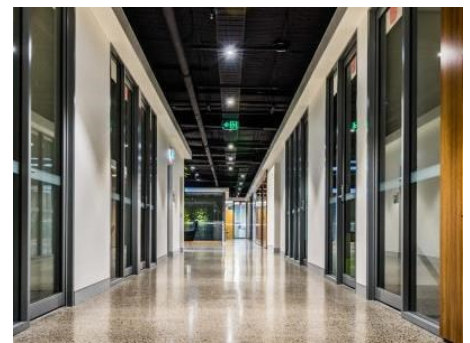


# For Lease 12m<sup>2</sup>

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## element Building 200 Central Coast Highway ERINA



### Perfect Satellite Office

#### Location

Element building, situated in the heart of Erina along the Central Coast Highway with access also via Karalta Lane this prestigious building is the only 4 storey in town.

#### Building Description

This development provides tenants / investors or owner occupiers a rare opportunity to acquire a commercial office or retail strata premises in what will be the most prestigious building in the region.

Set over 4 levels offering:

- Four ground floor retail / commercial tenancy's,
- Two floors of medium to large commercial suites
- A state of the art business centre located on level 4, which consist of 40 small suites, breakout areas and shared meeting rooms.

With striking architectural design and environment status, offering solar generation, water recycling, embedded energy network, extensive sun shading which not only assist heat loads of direct sun light into the building, it also assist the efficiency of the air conditioning within the building.

Perfect for small business owners wanting to feel part of the wider business community. Excellent for City Companies requiring a Central Coast satellite office.

This unique building embraces the latest environmental initiatives and cutting edge design principles. Contemporary in design, element stands 18 meters tall, offering views over Erina from all levels plus taking advantage of filtered natural light

<b>Premises:</b>	Level 4 Suite 4.35
<b>Area m<sup>2</sup>:</b>	12
<b>Rent PA:</b>	\$12,000.00
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Payable by Tenant
<b>Parking:</b>	Permits
<b>Website</b>	

#### Contact:

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though sleek architectural sun shading devices.

With the ground floor Cafe now open, element is also home to professional business including:

- medical / dental / physio / neurosciences / cardio / education group / accountants / solicitors / psychiatrists etc.

## Listing Comment

Situated in the heart of Erina along the Central Coast Highway with access also via Karalta Lane. The only 4 storey building in town.

This suite, is perfect for a small business or for use as a consult room. Includes commercial grade carpet, neutral wall paint, Air Conditioning

All suites on the Corporate Floor have access to:

Boardroom / Meeting Room / Break out Area / Reception Area / Informal Meeting Area / 2 x Kitchenettes / WC and Shower.

A wonderful building to work from - much sought after - don't miss out....

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