







## Coffs Harbour, 36 Gordon Street

New CBD Office Building - 900 m2 Approx

A new double storey office building will be constructed upon this prime commercial site. The proposed building will be built to a high standard to satisfy all corporate and federal government lessee requirements.

Occupying a site area of 1,012m2 a 2 storey office building of 900 m2 NLA will provide excellent quality accommodation with feature landscaping and secured under cover onsite car parking.

Architectural features include impressive glazed facade incorporating prominent lessee's signage, feature entrance, automatic glazed entrance doors, minimum 2.7m office ceiling height, maximized energy efficient design concepts, open plan and partitioned layout with excellent natural light and landscaped garden outlook, with secure on site car parking accessed via the rear lane.

This property occupies a prime commercial location within the favourable eastern office precinct of Coffs Harbour's burgeoning CBD, adjacent to the RMS, NRMA, NAB, CBA,

LJ Hooker Commercial

For Lease \$425/m2pa +GST

**Building Area** 900sqm

Contact Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

Coffs Harbour (02) 6651 6711

ANZ, close to the Coffs Harbour Pool and conveniently located to Coffs Harbour City Council Chambers.

The fully refurbished Coffs Central and six level council car park and busy Harbour Drive, Coffs Harbour's prime retail strip, are close by.

To be known as 36 On Gordon, this fantastic opportunity will provide the following attributes for your business or your employer:

- The most modern office building in Coffs Harbour CBD
- Single storey no need to catch a lift
- 20 onsite car parks
- A highly pleasant working environment
- Extra high ceilings
- Great natural light
- Brilliant CBD location
- Disabled access

Opportunities to lease properties of this nature, with the potential to contribute in the design phase, are an easy option for most businesses or departments so CALL NOW!!

The gross annual asking rental of \$382,500 excluding GST equates to \$425/m2.

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Office Leasing Specialists today:

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 coffsharbour@ljhc.com.au

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

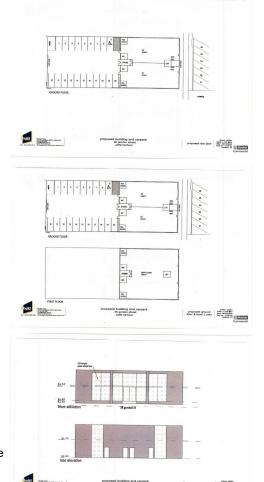
Property ID	4Z4GVG
Property Type	Offices
Building Area	900 m²
Land Area	1012 m²

## Deb Grimley 0434 301 550

Manager, Leasing | dgrimley@ljhcoffs.com

## Coffs Harbour (02) 6651 6711

40 Harbour Drive, COFFS HARBOUR NSW 2450 coffsharbour.ljhcommercial.com.au | coffsharbour@ljhcoffs.com





Coffs Harbour (02) 6651 6711