



## 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.

 **LJ Hooker Commercial**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

### For Lease

\$425/m2pa +GST

### Building Area

900sqm

### Contact

**Deb Grimley**

0434 301 550

[dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

**Coffs Harbour**  
**(02) 6651 6711**

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, 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/m<sup>2</sup>.

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](mailto:dgrimley@ljhcoffs.com)

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The leading specialist commercial agency servicing The Coffs Coast.

# More About this Property

<b>Property ID</b>	4Z4GVG
<b>Property Type</b>	Offices
<b>Building Area</b>	900 m <sup>2</sup>
<b>Land Area</b>	1012 m <sup>2</sup>

**Deb Grimley 0434 301 550**  
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