



## Coffs Harbour, 9/6 Elbow Street

**NATURAL LIGHT + SECURE PARKING** in the cbd-  
359m2

This first floor office space of 359 m2 has generous glazed windows with excellent views and offers lovely open plan quality office space, as well as two private offices/ boardroom.

Excellent kitchenette is provided with separate male and female common area amenities. The suite is in the landmark commercial building 'Garden Terrace'.

The building has NBN and the premises is fully air conditioned throughout, with disabled access and four secure undercover car spaces.

The property is located next door to a council public carpark which offers ideal long-term parking for customers or staff.

BE quick to secure this lovely office suite with ample natural light before it's too late.

 **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**  
\$108,900 + GST

**Building Area**  
359sqm

**Contact**  
**Deb Grimley**  
0434 301 550  
dgrimley@ljhcoffs.com

**Coffs Harbour**  
(02) 6651 6711



Suite 9 provides the following features:

- Updated fit out
- Excellent natural light
- Air conditioned
- Four secure car spaces
- Disabled access
- Lift access
- NBN

If your business is looking for quality CBD office accommodation, then CALL NOW!!

The gross annual rental of \$108,900 excluding GST equates to \$303.34/m2 or approx \$2,095 exc GST per week.

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)

Troy Mitchell 0417 695 915 [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

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

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

Property ID	MSUGVG
Property Type	Offices
Building Area	359 m2

**Deb Grimley 0434 301 550**

Manager, Leasing | [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

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