



## Coffs Harbour, Suite 1/34 Park Avenue

### GROUND FLOOR OFFICE SPACE —17m2

Suite 1 is a prime ground floor office suite with an approximate gross leasable area of 17 m2.

The suite is located in a popular two storey building which occupies a very convenient position in the favourable eastern CBD precinct.

Kerbside parking is located at the front of the building, between Gordon and Earl Streets. Suite 1 is air conditioned and enjoys open plan area for approximately 2 staff.

Shared kitchen and amenities are located on the first floor.

The heart of the CBD is only a very short walk away.

Suite 1 enjoys the following features:

**For Lease**  
\$10,500 + GST

**Building Area**  
17sqm

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



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

**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.

- Convenient CBD position
- Popular building
- Easy ground floor access
- Easy walk to the retail heart of the CBD
- Affordable rental
- Kerbside Parking

If your company or employer is looking for convenient and affordable ground floor premises, then CALL NOW!!!

The gross annual rental of \$10,500 exc GST equates to \$617/m2 or \$875 per month exc GST.

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@ljhcoffs.com](mailto:coffsharbour@ljhcoffs.com)

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

<b>Property ID</b>	MZEGVG
<b>Property Type</b>	Offices
<b>Building Area</b>	17 m2

### Deb Grimley 0434 301 550

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

### Coffs Harbour (02) 6651 6711

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