



MIXED USE OFFICE SPACES

HIGH EXPOSURE OFFICE - LARGE CATCHMENT



To suit a variety of uses

This pristine development is ideal for office and showroom uses:

- Sizes from 77m<sup>2</sup>
- Ample signage and onsite parking
- Judo Bank and The Global Local café onsite
- Final vacancy on first floor, join Queen Elizabeth Centre, CBA Business Banking Centre and Manpower Services Australia

M1 Hub is located on Western Port Highway near South Gippsland Freeway cross over and allows retailers and businesses to take advantage of M1/M2 Industry Parks 2,000+ employees, and capitalise on the residential catchments of Lynbrook, Hampton Park and Cranbourne.

GF TENANCY	AREA (m <sup>2</sup> )	RENTAL (\$) PA
1*	312m <sup>2</sup>	POA
2	88m <sup>2</sup>	POA
3	77m <sup>2</sup>	POA
6	280m <sup>2</sup>	POA
7	176m <sup>2</sup>	POA
106	168m <sup>2</sup>	POA

\*AVAILABLE AS WHOLE OR SPLIT TENANCY



TOM ROTHEL - 0432 441 183



MARK CONSOLMAGNO - 0410 932 311



ELISE BETTS - 0407 864 319

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