



MIXED USE RETAIL/OFFICE/SHOWROOM/GYM

HIGH EXPOSURE RETAIL - LARGE CATCHMENT

To suit a wide variety of uses



This pristine development is ideal for a variety of uses including supermarket, fresh food, hospitality, retail services, office and showroom:

- Ample signage and onsite parking
- The Global Local café onsite
- First floor is leased to CBA Business Banking Centre, Manpower Services and Hoban Recruitment

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            |
| 4          | 78m <sup>2</sup>       | LEASED         |
| 5          | 80m <sup>2</sup>       | LEASED         |
| 6          | 280m <sup>2</sup>      | POA            |
| 7          | 176m <sup>2</sup>      | POA            |
| 8          | 103m <sup>2</sup>      | UNDER OFFER    |

FIRST FLOOR - FULLY LEASED

\*AVAILABLE AS WHOLE OR SPLIT TENANCY



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