



COMPETITIVE RENT AVAILABLE

**WARM SHELL FITOUT AVAILABLE NOW!**

Ideal for showroom or office.



Located on the ground floor of the pristine M1 Hub in Dandenong South, tenancy seven is now available, with a modern warm shell fitout which lends itself to both office and showroom uses:

- Polished concrete flooring throughout
- Feature lighting and bespoke tea point
- 176m<sup>2</sup> tenancy
- 39 shared on-site carparks
- Unrivalled signage opportunities on Western Port Highway
- Judo Bank and The Global Local café onsite
- First floor is leased to CBA Business Banking Centre, Manpower Services and Queen Elizabeth Centre

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.



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