LJ Hooker Warners Bay
Shop 12240-260 Hillsborough Rd,
WARNERS BAY NSW 2282

3/74 Park Ave, Kotara, NSW 2289

$75,000 + GST

Medical/Consulting















RENT INCLUDES OUTGOINGS, PLUS 3 MONTHS RENT FREE!*

LJ Hooker is proud to present this first floor large office space in an ideal location - directly opposite Westfield Kotara adjacent to McDonalds. This property has an existing fit out, featuring the following:
- Existing fitout
- Reception area
- 4 private offices - 3 with external windows
- Open plan office space area - almost 50
- Large board room
- Kitchenette with built-in eating area
- Carpet flooring and painted plasterboard walls throughout
- Ducted Air Conditioning
- Large amount of storage
- Two separate toilets
- Server room
- Floor area total of 206m2
- OUTGOINGS INCLUDED IN THE RENTAL FIGURE

Additional features:
- Lift access
- 5 secure designated car spaces

*LENGTH OF RENT FREE PERIOD IS DEPENDENT ON LENGTH OF LEASE

Open for Inspection

By Appointment.

Listed By

Jarrad Rispen

Jarrad Rispen

Listing Number: 2448045

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.