



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:

- Ground floor tenancies from 77m² available
- Final first floor vacancy of 168m² also available
- Ample signage and onsite parking
- Judo Bank and The Global Local café open onsite
- Join commercial occupiers 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 ²)	RENTAL (\$) PA
1*	312m ²	POA
2	88m ²	POA
3	77m ²	POA
6	280m ²	POA
7	176m ²	UNDER OFFER
106	168m ²	POA

*AVAILABLE AS WHOLE OR SPLIT TENANCY



TOM ROTHEN - 0432 441 183



MARK CONSOLMAGNO - 0410 932 311



ELISE BETTS - 0407 864 319

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approx, and all amounts are excl of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.