



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 - 529m² available
- First floor fully leased
- Ample signage and onsite parking
- Judo Bank and The Global Local café open onsite
- Join commercial occupiers Queen Elizabeth Centre, CBA Business Banking Centre, Manpower Services Australia, Linfox and KEO Care

GF TENANCY	AREA (m ²)	RENTAL (\$) PA
1*	312m ²	POA
2	88m ²	POA
3	77m ²	POA
6	280m ²	POA

**AVAILABLE AS WHOLE OR SPLIT TENANCY*

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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