



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:

- Sizes from 77m<sup>2</sup>
- 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>	UNDER OFFER
5	80m <sup>2</sup>	LEASED
6	280m <sup>2</sup>	POA
7	176m <sup>2</sup>	POA
8	103m <sup>2</sup>	POA

FIRST FLOOR - FULLY LEASED

\*AVAILABLE AS WHOLE OR SPLIT TENANCY



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