



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 77m<sup>2</sup> - 529m<sup>2</sup> 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 <sup>2</sup> )	RENTAL (\$) PA
1*	312m <sup>2</sup>	POA
2	88m <sup>2</sup>	POA
3	77m <sup>2</sup>	POA
6	280m <sup>2</sup>	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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