



COMPETITIVE RENT AVAILABLE

WARM SHELL FITOUT IN PLACE!

Ideal for showroom or office



Tenancy 6 is now available, located on the ground floor of the pristine M1 Hub. This modern, warm shell fitout is perfect for a variety of uses, including both office and showroom:

- Total area 280m²
- Polished concrete flooring throughout
- Feature lighting and bespoke tea point
- 39 shared on-site car parks
- Unrivalled signage opportunities on Western Port Highway
- Judo Bank and The Global Local café onsite
- Join commercial occupiers CBA Business Banking Centre, Manpower Services, Queen Elizabeth Centre, Linfox and KEO Care

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.



TOM ROTHEL - 0432 441 183



MARK CONSOLMAGNO - 0410 932 311
STEPHEN BYRNE - 0407 211 377



ELISE BETTS - 0407 864 319
MADDIE ROBB - 0448 384 001

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.