



5, 6 & 7/138 Magnus Street, Nelson Bay NSW 2315

## UPSTAIRS OFFICE SPACE

Approximately 83 sqm of upstairs commercial/office space in CBD area. The property would be suited to professional office space. It is currently separated into one reception area and four offices. This property could be leased separately

Suite 5 ? Approximately 36 sqm - \$8,580 pa including GST and outgoings  
Suites 6 & 7 ? Approximately 47 sqm - \$12,500 pa including GST and outgoings.

Offices  
FOR LEASE

83sqm