



176 Pacific Highway, Coffs Harbour NSW 2450

LEASED BY LJ HOOKER COMMERCIAL

Opportunities to acquire or lease modern air conditioned offices, fronting the Pacific Highway, a short distance from the Coffs Harbour CBD are few so it is highly recommended that you consider this unique opportunity.

This well maintained office building enjoys huge exposure to some 50,000 vehicles on average per day.

It is situated less than 1 kilometre from the \$75 mil Justice Precinct, currently under construction, comprising a four storey court house and two storey police station, and approximately 1.5 kilometres from the burgeoning CBD.

Excellent on site car parking is available.

Total site area is 842m2 approx.

The building is fully cabled and NBN connection is available.

The property has an Enterprise Corridor B6 zoning which permits offices with an area of up to say 600-650m2 with

Offices

FOR LEASE

145sqm