



## Suite 4/38-40 Park Avenue, Coffs Harbour NSW 2450

### LEASED BY LJ HOOKER COMMERCIAL

Suite 4 comprises a modern ground floor CBD office suite, accommodating an approximate leasable area of 213m<sup>2</sup>.

Suite 4 is located within a five suite professional centre which enjoys a very generous onsite customer car park and excellent tenant's signage directory.

The building occupies a prominent CBD location in popular Park Avenue, a short distance from its intersection with Gordon Street.

Suite 4 has recently been vacated by a government funded tenant and a quality office fit out is in place.

Kitchen, amenities including a disabled toilet are included.

The premises enjoys an office frontage to the onsite customer car park, offering good natural light..

Park Avenue is a very convenient CBD location, being a short walk via Woolworths pedestrian thoroughfare to Harbo

Offices

FOR LEASE

213sqm