



**Suite 2/38-40 Park Avenue, Coffs Harbour NSW 2450**

## LEASED BY LJ HOOKER COMMERCIAL

Suite 2 comprises a modern ground floor CBD office suite, accommodating an approximate leasable area of 113m<sup>2</sup>.

Suite 2 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.

The premises has a quality office fit out in place, including reception, three partitioned offices plus an open planned office area.

Kitchen, amenities including a disabled toilet are positioned within the suite.

Park Avenue is a very convenient CBD location, being a short walk via Woolworths pedestrian thoroughfare to Harbour Drive, the CBD's prime retail trading strip, which is home to a fantastic variety of sh

Offices

FOR LEASE

131sqm

**Deb Grimley**

0434 301 550

dgrimley@ljhcoffs.com