



**Suite 3/55 Grafton Street (Pacific Highway), Coffs Harbour
NSW 2450**

Affordable CBD Office Suite - 39m²

Suite 3 comprises an affordable first floor professional suite which overlooks Park Avenue.

The premises accommodates an approximate gross leasable area of 39m².

The accommodation is partitioned into two office areas and includes carpeted flooring and air conditioning.

A large window overlooking Park Avenue offers excellent natural light.

A legal firm and a barrister are the other first floor occupants and shared amenities are located in the foyer.

This affordable leasing opportunity enjoys the following features:

- Existing fitout and ready to occupy

The net annual rental of \$7,400 excluding GST equates to \$189/m² p.a.

Offices

FOR LEASE

\$7,400 pa +GST

39sqm

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