

40 Port Stephens Street Raymond Terrace NSW

A rare opportunity to lease this "Project Designed" office building with the emphasis on quality finish throughout!

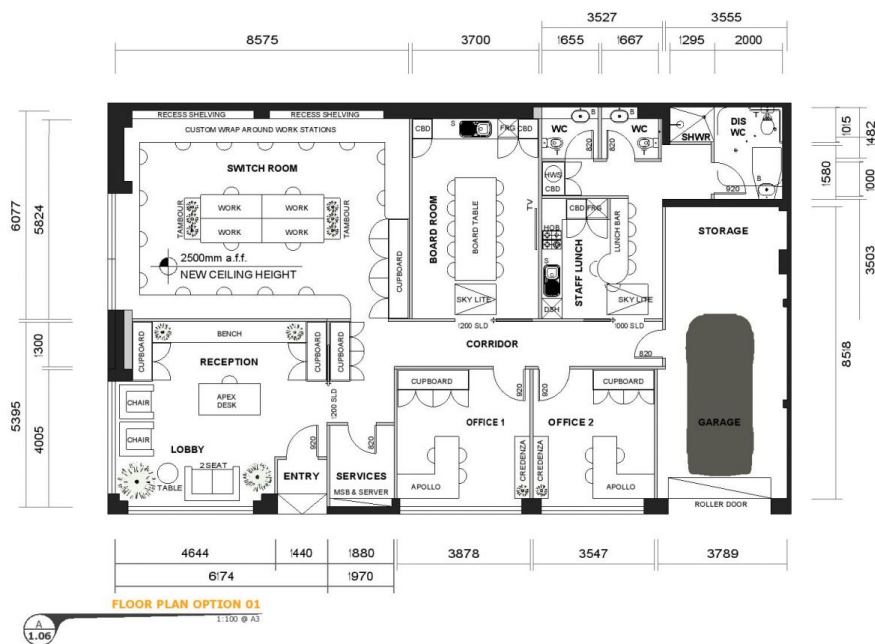
Ideally located on a main thoroughfare close to the centre of the CBD and featuring:

- * Approximately 222m² of floor space
- * Formal reception
- * Large workspace hub
- * Boardroom with kitchenette
- * Deluxe kitchen with dining area
- * 2 separate managers offices
- * 3 W.C outlets, 1 disabled, 1 with WC and shower, all with floor to ceiling tiling
- * Security system with camera monitoring
- * Secure garaging with mezzanine storage
- * Ducted air-conditioning

Price : \$35,000 pa
Building Size : 222 sqm
View : <https://www.dowlingterrace.com.au/lease/nsw/port-stephens/raymond-terrace/commercial/offices/7841819>



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Notes:

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 - NEW GOVERNMENT CURRENT BUILDING CODE OF AUSTRALIA & RELEVANT AUSTRALIAN STANDARDS
 - AUSTRALIAN STANDARDS - HURRICANE WATER ENERGY
 - AUSTRALIAN STANDARDS - REQUIREMENTS FOR SERVICES TO BE VERIFIED BY ALL WORKERS PRIOR TO COMMENCEMENT OF WORK
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| NO. | DESCRIPTION | NO. | DATE |
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Drawn by: NOT FOR CONSTRUCTION



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| CUSTOMER: Hick & Laurinda Pesticious | | | |
| SITE: 40 Port Stephens Street Raymond Terrace NSW | | | |
| TITLE: FLOOR PLAN OPT 1 | | | |
| SCALE AT A3: 1:100 | DRAWN: MB | CHECKED: MB | DATE: 02.10.19 |
| PROJECT NO: J-18-274 | DRAWING NO: A1.06 | | REVISION: #C |