



element

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BLUM ENTWURF 03 2007

commercialhq

A Professional Approach

element is a boutique 4 level retail / commercial development in the heart of Erina's core CBD precinct . This unique building embraces the latest environmental initiatives and cutting edge design principles.

Contemporary in design, element stands 18 meters tall, offering views over Erina from all levels plus taking advantage of filtered natural light though sleek architectural sun shading devices.

The ground floor presents an impressive corporate entrance that welcomes you into the building with access from both Central Coast Highway and Karalta Lane. The atrium features a café, which is the ideal place to have a quick morning coffee, enjoy a relaxed lunch or meet clients in a casual environment.

The upper 2 levels offer high quality, open plan commercial accommodation with flexible floor options that will allow you to individualise your space and cater for your business needs.





Your Business Future

element is a sleek contemporary building that will put Erina at the forefront of commercial architectural design.

Prominently located on the Central Coast's premier commercial boulevard, element offers for sale or for lease 12 medium to large retail and commercial suites plus a smart business centre comprising of 40 small suites with shared facilities.

The building will make a huge impact on Erina's skyline and create a signature landmark address. It offers a very rare opportunity to own or lease a brand new office located on the Central Coast in this highly desirable landmark location.



A New Way to Work

element IQ offers **small business owners** the opportunity to purchase or rent high quality office accommodation within Erina's premier commercial development. element IQ has been designed to cater for our ever changing business environment; recognising that we need to adapt for the future while also being financially and environmentally responsible.





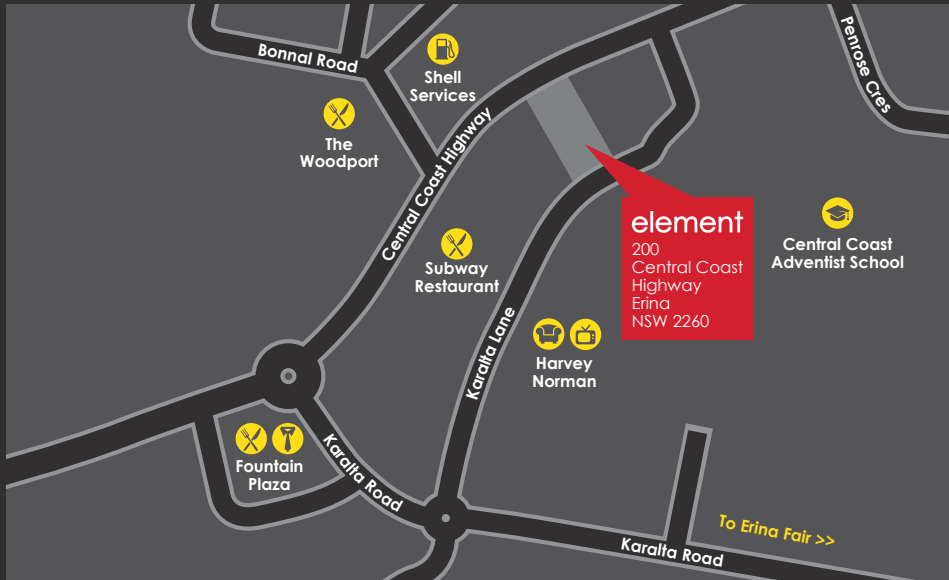
**Invest From
\$105,000 - \$360,000**

**Rent From
\$8,500 - \$28,800***

- 40 individual Strata Offices
- Shared Reception Lounge
- Shared Meeting / Board rooms
- Shared Breakout / Function room
- Shared Refreshment Bar & Balcony
- Secure Tenant Parking
- High Speed Business Grade Broadband Service (NBN Ready)
- Direct business grade wireless connectivity over the entire complex
- Guest Wi-Fi available for visiting clients.



*all prices exclude GST + Outgoings



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200 Central Coast Highway
Erina NSW 2260

“Prominently located
on the Central Coast’s
premier commercial
boulevard...”

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DISCLAIMER

All images are indicative and do not represent the final outcome of this project. Prospective purchasers must rely on their own enquires and independent advise before signing a contract.