

FOR SALE OR LEASE

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REGATTA LAKE
6 INNOVATION PARKWAY

**6 Innovation
Parkway
KAWANA**

Location:

Situated in the centre of Queensland's pristine Sunshine Coast, 6 Innovation Parkway boasts excellent exposure onto Kawana Way, and the Sunshine Coast's Multi modal transport corridor of the future.

Description:

Architecturally designed to comply with strict environmental considerations, Regatta Lake Commercial Village provides an exceptional work space with many preferred quality inclusions.

- Ducted Air Conditioning and wool carpets
- Dedicated under- cover car parking and Touch Tag Security
- Signage, exposure, excellent access, ample visitor parking
- Lockable bicycle garages; Showers on each level.
- Underground water tanks, communal courtyard and beautiful landscaping
- Balconies, shade screens, 10mm heat & noise resistant glazing

Contact:

Exclusive Agency - Colliers International
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Disclaimer: The information contained herein has been supplied to us and we no reason to doubt its accuracy, however we cannot guarantee it. Accordingly all interested parties should make their own enquires to verify the information.

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AVAILABILITY SCHEDULE

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Building B						
Level	Lot	Area (NLA)	plus Balcony	Yield	Net Return	For Sale
1	6	525	14m ²	8%	\$174,028	FOR SALE
2	7	525	14m ²	SOLD		
Building C						
Suite	Area (NLA)	plus Balcony	Lease /m ²	Price/m ²	Net Rent	Sale Price (Vacant)
Level 1	538m ²	22m ²	\$330	\$4,125	\$177,540	\$2,219,250
1.1	190m ²	9m ² + 13m ² (2)	\$340	\$4,250	\$64,600	\$807,500
1.2	164m ²		\$340	\$4,250	\$55,760	\$697,000
1.3	180m ²		\$340	\$4,250	\$61,200	\$765,000
<i>Level one (whole floor available), may be split into any number of preferred sizes</i>						
Level 2	<i>257m² + 13m² balcony remains available. May be split as follows:</i>					
C2.1	SOLD					
C2.2	257m ²	13m ²	\$340	\$4,250	\$87,380	\$1,092,250
2.3	145m ²	13m ²	\$340	\$4,250	\$49,300	\$616,250
2.4	108m ²		\$340	\$4,250	\$36,720	\$459,000
2.5	60m ²		\$400	\$5,000	\$24,000	\$300,000
2.6	184m ²	13m ²	\$340	\$4,250	\$62,560	\$782,000

* Tenancy sizes can be varied by negotiation to match the specific requirements of tenants or purchasers

For a virtual tour and full tenant directory, visit:

www.regattalake.com

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