

For **SALE or LONG TERM LEASE**

## ***411 Nepean Highway Frankston***

Quality building first occupied December 2016 but only partially by owners and lightly used.

Comprising basement car park of 19 spaces with entry from Nepean Highway and Beach Street.

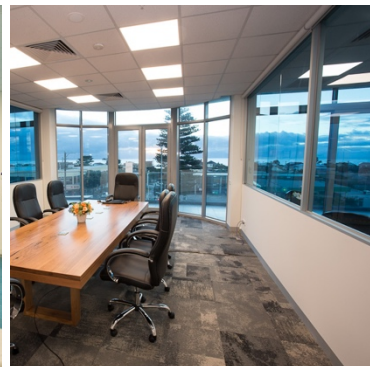
Ground and two upper levels  
Extensive service areas of toilets and bathrooms Staff kitchen and a commercial kitchen Extensively partitioned with executive suite with twin offices and meeting room, large board, meeting room and flexible space divisions.

Air-conditioned  
Fully protected with automatic fire sprinklers

Architect Asoka Rajapakse,  
Director ARPC Pty Ltd

Builder Campbell  
Constructions

GFA including car park  
approx. 2,321 Sq.M  
NLA (offices etc.)  
approx..1,577 Sq.M



Price terms and conditions available on application to the exclusive agent Hannan Real Estate Pty Ltd

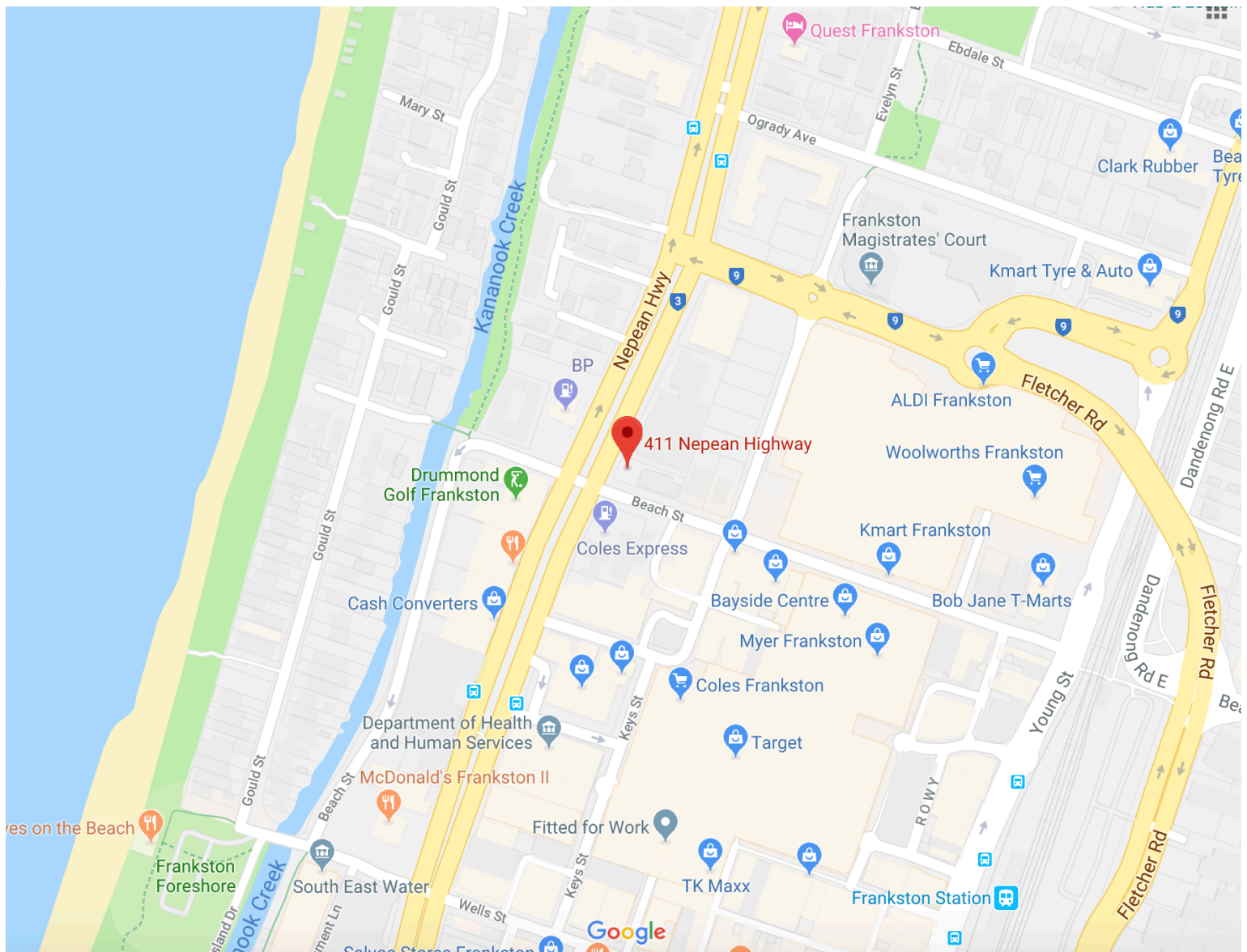


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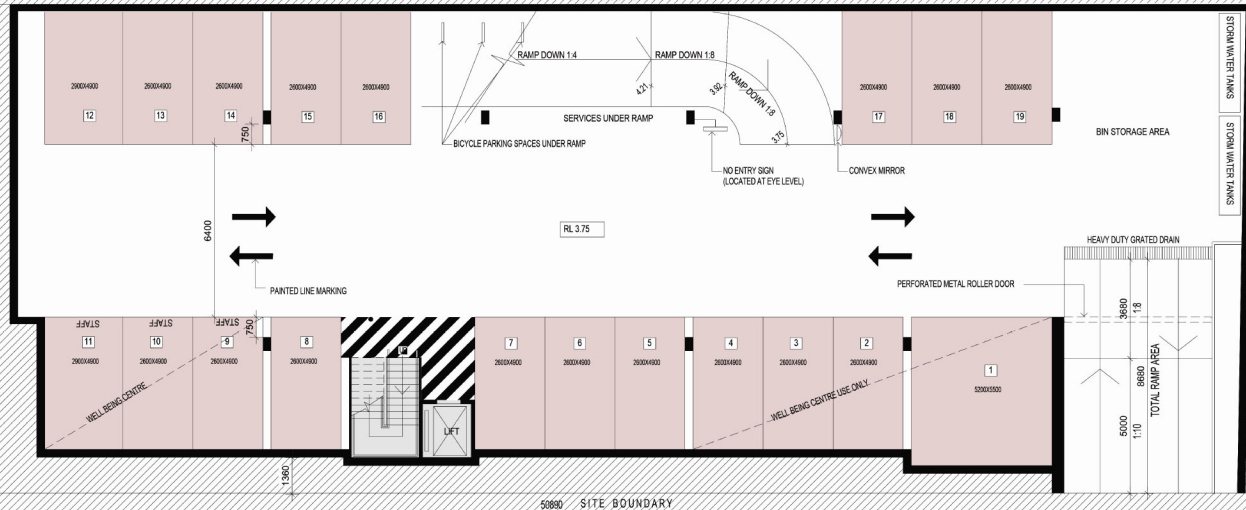


NEPEAN HWY

18250 - 2341' SITE BOUNDARY

49'180 108'15" SITE BOUNDARY

18180 SITE BOUNDARY



# **BASEMENT FLOOR PLAN** SCALE - 1:100 @ A2

<span style="display:inline-block; width:15px; height:15px; background-color: #d9a7a7; border:1px solid black;"></span> Gross Leasable Area	645m <sup>2</sup>
<span style="display:inline-block; width:15px; height:15px; background-color: #d9d9d9; border:1px solid black;"></span> Lift & Stairs	14m <sup>2</sup>
<b>Total Area</b>	<b>659m<sup>2</sup></b>
<b>Ramp</b>	<b>120m<sup>2</sup></b>

TOTAL FLOOR AREA = 779 Sqm

NOTE - GATE ACCESS TO THE BASEMENT WILL BE OPENED FROM 7AM TO 7PM

TOTAL FLOOR AREA = 473 Sqm  
COURTYARD AREA = 87 Sqm

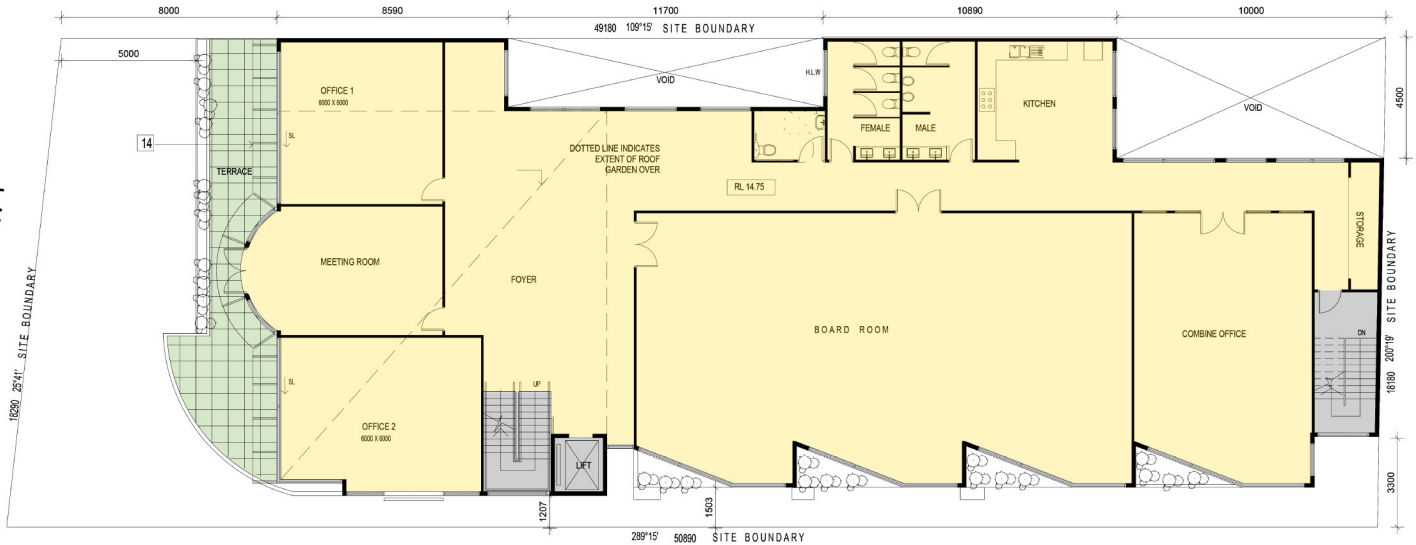


BEACH STREET

FIRST FLOOR PLAN  
SCALE - 1:100 @A2

Gross Leasable Area	567m <sup>2</sup>
Lift & Stairs	35m <sup>2</sup>
<b>Total Area</b>	<b>602m<sup>2</sup></b>
Courtyard & Balcony	51m <sup>2</sup>

NEPEAN HWY



BEACH STREET

TOTAL FLOOR AREA = 610 Sqm  
TERRACE AREA = 47 Sqm

## SECOND FLOOR PLAN

SCALE - 1:100 @A2

Gross Leasable Area	560m <sup>2</sup>
Lift & Stairs	27m <sup>2</sup>
<b>Total Area</b>	<b>587m<sup>2</sup></b>
Terrace	39m <sup>2</sup>