



## Main Thoroughfare Invest, Occupy Or Lease!

177 Courtenay Street, New Plymouth Central, New Plymouth

Price: By Negotiation

Situated on Courtenay Street on the City fringe.

This 2 level, high quality office building is now available. The site has a sitting tenant that will be vacating in the second quarter of 2024.

There are 10 secure parks in the basement for staff and clients, plus additional visitor parks on Courtenay Street and at the rear on Robbies Lane.

The office area comprises a large open plan space, reception, board room, staff facilities and lunch room. There is a managers office with commanding views of the mountain and across the city.

Further to that is a separate area that could be a second tenancy, offering approx 80 m2 with its

own kitchenette, reception area and 3 separate offices.

The total office area is approx 350 m2 including facilities and entrance, with a potential rental income including car parks, of approx \$115,000 plus OPEX and GST.

Nestled between Bargain Chemist and BTW, and opposite Countdown and McDonalds. High profile on the one way system, with excellent signage possibilities.

For a full IM, council reports and an appointment to view call today.

The site is also available to lease.

Main arterial route.

14+ parks

Recent new roof.

Excellent exposure.

**Ref: NPC02512**

**Kevin Hight**



Phone: 06 757 3083  
Mobile: 021 746 371  
Fax:

**Russell Atkinson**



Phone: 06 757 3083  
Mobile: 027 452 5544  
Fax:

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