

FOR LEASE

PRIME TARINGA OFFICE - NEAR UQ & CBD EXCELLENT EXPOSURE. AFFORDABLE RENT.

Step into a world of business opportunity at this impressive 59 square metre commercial office space on prestigious Swann Road, Taringa. This prime commercial property offers the perfect foundation for your growing business, strategically positioned in one of Brisbane's most sought-after inner-city suburbs just 6.8 kilometres from the CBD.

Nestled on a generous 321 square metre block, this professional office space provides ample room for your team to thrive and expand. The well-designed layout maximises functionality while maintaining the sophisticated atmosphere that clients and staff will appreciate. Whether you're establishing your headquarters or relocating for better value, this property delivers the space and prestige your business deserves.

Taringa's rich heritage as the "place of stones" reflects the solid foundation this suburb provides for businesses. The area's unique topography, dominated by the Swann Road ridge, offers elevated positioning that adds to the property's commanding presence. This historic suburb has evolved into a vibrant commercial hub while maintaining its distinctive character and charm.

The location advantages are exceptional for any business venture:

- Direct access to three major railway lines (Ipswich, Rosewood, and Springfield) via nearby Taringa Station
- Seamless connectivity to Brisbane CBD, University of Queensland, and major shopping centres through comprehensive bus networks
- Strategic positioning on Swann Road, one of Taringa's main thoroughfares ensuring excellent visibility and accessibility
- Close proximity to Moggill Road commercial precinct providing additional business synergies

Taringa's educated demographic profile makes it ideal for professional services, with a younger-than-average population and strong international diversity. The suburb's popularity among University of Queensland and QUT students creates a dynamic environment perfect for businesses targeting educated professionals and the education sector.

The surrounding area offers everything your team needs for work-life balance. From the natural beauty of nearby Mt Coot-tha to the convenience of Indooroopilly shopping centres, your staff will

0 BED | 0 BATH | 0 CAR

PRICE:

\$870 per week - Great Value

OPEN FOR INSPECTION:

N/A

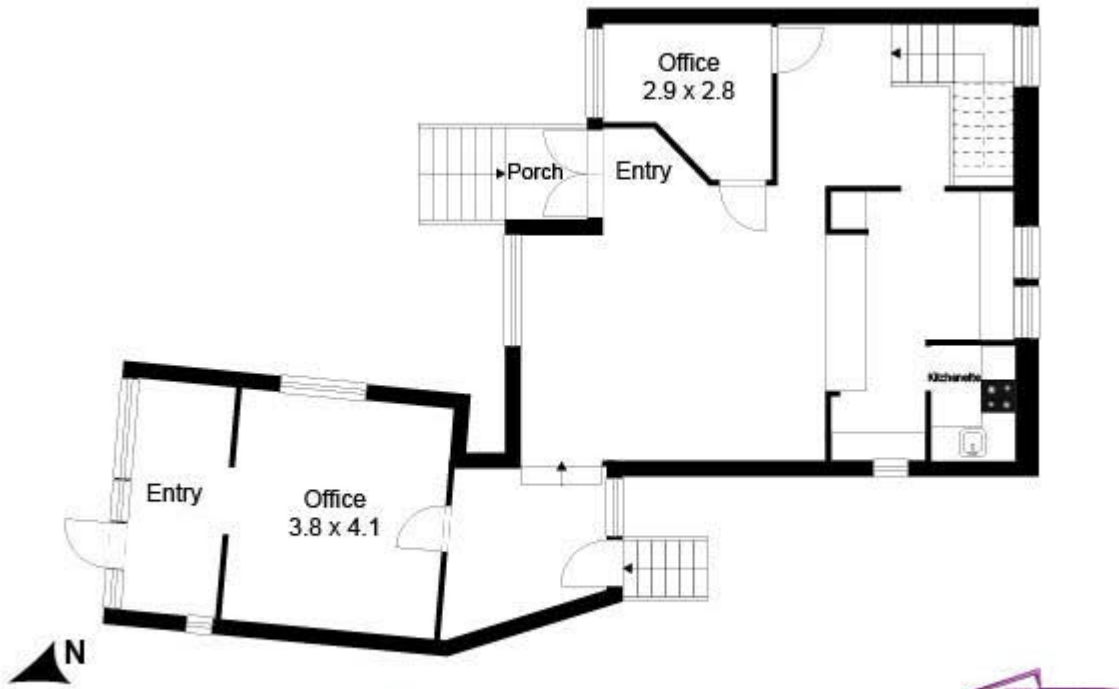


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175A Swann Road, Taringa, QLD 4068

Total Size: 59.3m²



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.