

## FOR LEASE

### PRIME SPRING HILL OFFICE - CBD FRINGE LOCATION GOOD RENT.

Exceptional commercial opportunity awaits in the heart of Spring Hill's thriving business district. This premium 383 square metre office space at 1/490 Upper Edward Street presents an unparalleled investment prospect in one of Brisbane's most sought-after commercial precincts, perfectly positioned just 2 kilometres from the CBD.

Step into a world of endless possibilities with this expansive commercial office, strategically located on prestigious Upper Edward Street. The generous 383 square metres of floor space provides the perfect canvas for your business vision, whether you're establishing a corporate headquarters, professional practice, or innovative startup. With Spring Hill's reputation as an extension of Brisbane's CBD, this location offers the prestige of city proximity with the character and charm of one of Brisbane's oldest neighbourhoods.

The property benefits from exceptional connectivity and accessibility that modern businesses demand. Spring Hill's excellent public transport links include the Northern Busway with the convenient Normanby bus stop, ensuring seamless access for staff and clients alike. The historic tram routes that once serviced Edward Street have evolved into comprehensive bus networks, maintaining the suburb's legacy as a well-connected business hub.

Your business will thrive alongside Spring Hill's rich tapestry of established enterprises and heritage landmarks. The suburb's unique blend of historic architecture and modern commercial developments creates an inspiring environment that attracts innovative companies and prestigious organisations. From the iconic Old Windmill to the heritage-listed buildings dotting Wickham Terrace, Spring Hill maintains its distinct character while embracing contemporary business needs.

The location offers unmatched convenience for your team and clients:

- Walking distance to Brisbane's CBD and major corporate centres
- Proximity to renowned educational institutions including Brisbane Grammar School and Brisbane Girls Grammar School
- Easy access to Spring Hill's vibrant dining and entertainment precincts
- Close to major medical facilities and professional services

0 BED | 0 BATH | 0 CAR

#### PRICE:

\$12,384 per month

#### OPEN FOR INSPECTION:

N/A

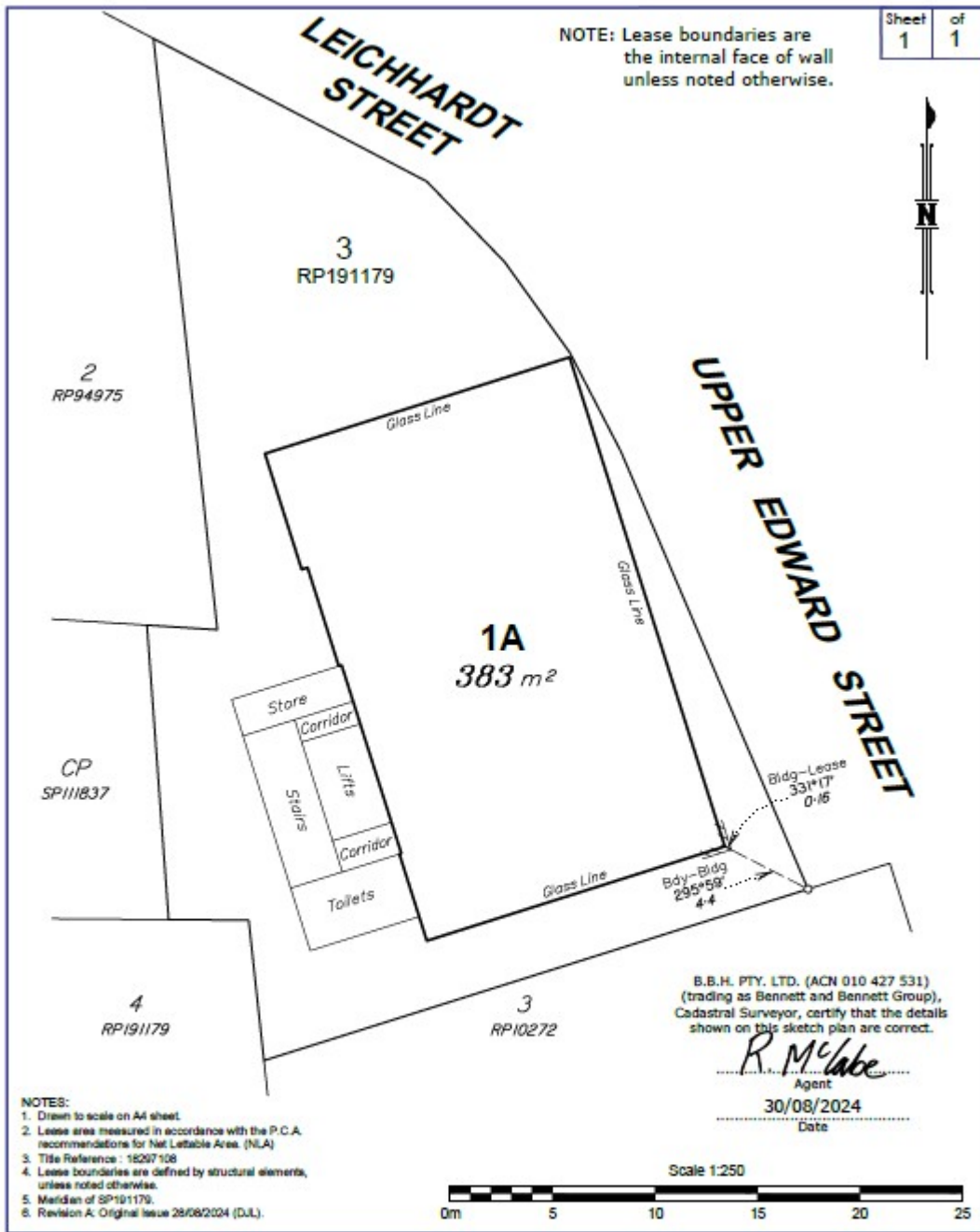


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Title:  
**Plan of Lease Area "1A"**  
being part of the First Floor of  
the building erected on  
Lot 3 on RP191179

Client: **DE MARTINI FLETCHER**

Locality:	SPRING HILL		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:	DA	Approved:	KS
Date Created:	28/08/2024	Scale:	1:250
Comp File:	06126.PROJECT		
Plan No:	06126_011_LEA		

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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.