



FOR LEASE

PRIME SPRING HILL OFFICE - CBD EDGE LOCATION, GOOD RENT, CLOSE TO TRANSPORT.

Positioned in the heart of Spring Hill's thriving commercial corridor, this exceptional 178 square metre office suite at Unit 2/490 Upper Edward Street presents an outstanding opportunity for businesses seeking a prestigious Brisbane address. Just 2 kilometres from the CBD, this modern office space offers the perfect blend of convenience and professionalism in one of Brisbane's most sought-after business precincts.

Spring Hill stands as Brisbane's premier inner-city business hub, where historic charm meets contemporary commerce. The suburb's strategic location provides seamless connectivity to the CBD while maintaining its own distinct character as a vibrant commercial district. With the Northern Busway serving the area via Normanby bus stop, your team and clients will enjoy effortless access to this prime location.

Key features of this impressive office space include:

- Generous 178 square metres of flexible floor space ideal for various business configurations
- Prime Upper Edward Street address in Spring Hill's established commercial precinct
- Excellent natural light and professional presentation throughout
- Ready for immediate occupation with modern amenities

The location advantages are truly exceptional. Spring Hill's rich heritage dating back to the 1800s has evolved into a sophisticated business environment that attracts forward-thinking companies. The area boasts an impressive collection of heritage-listed buildings and modern developments, creating a unique business atmosphere that clients and staff will appreciate.

Transportation connectivity is second to none, with multiple bus routes servicing the area and easy access to the CBD via various arterial roads. The suburb's elevated position provides excellent views and a pleasant working environment away from the hustle and bustle while remaining incredibly accessible.

Spring Hill offers an enviable lifestyle component for your workforce. The area features historic attractions like The Old Windmill in Wickham Park, built in 1824, and the Queensland's oldest

0 BED | 0 BATH | 0 CAR

PRICE:

\$5060 Per month

OPEN FOR INSPECTION:

N/A

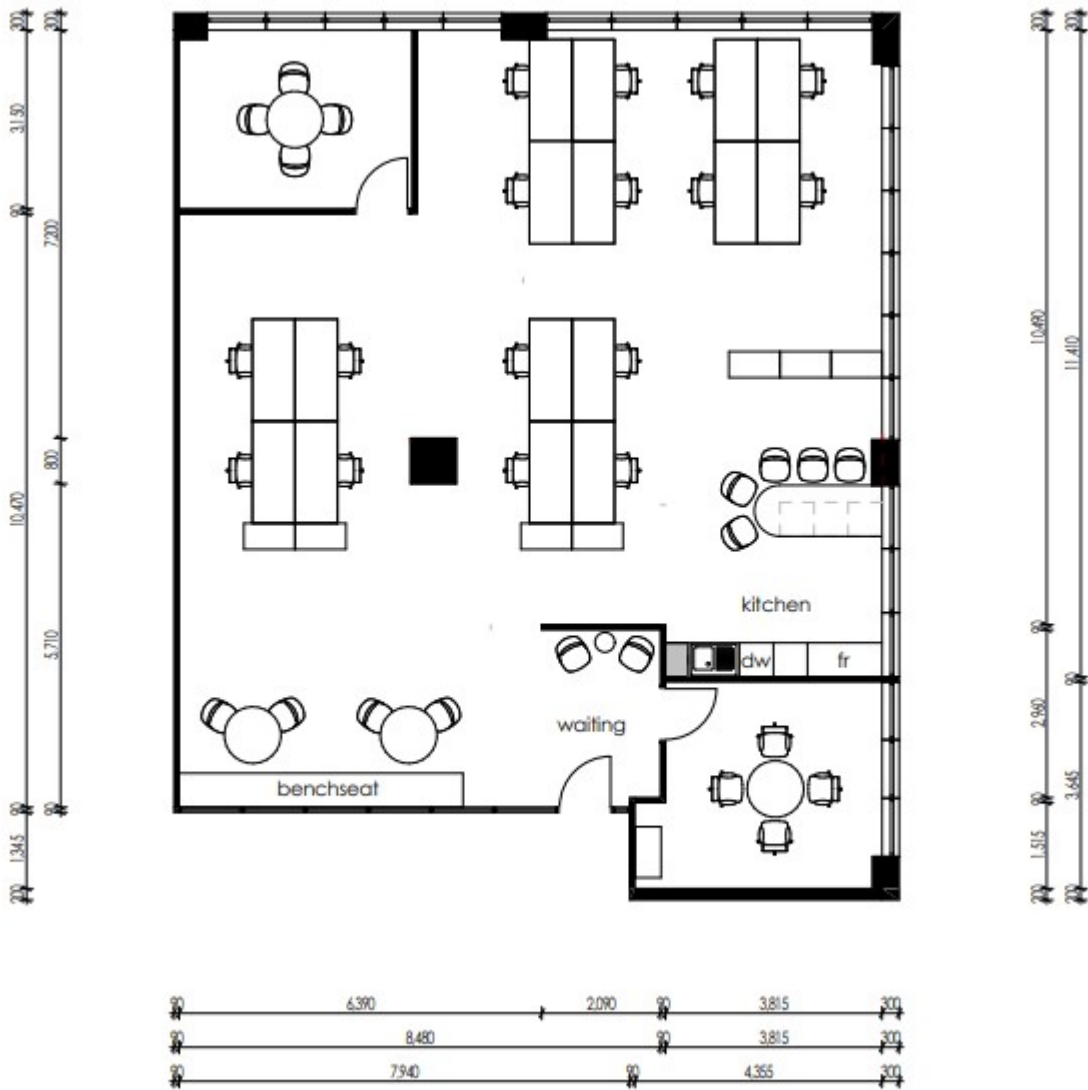


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.