

FOR LEASE

PRIME COMMERCIAL OFFICE SPACE - SPRING HILL CBD

Step into a premium commercial opportunity at this sophisticated 395 square metre office space, perfectly positioned on prestigious Wickham Terrace in the heart of Spring Hill. This exceptional commercial property offers the ideal foundation for businesses seeking a strategic location just 2 kilometres from Brisbane's CBD, where the energy of the city meets the charm of one of Brisbane's oldest and most distinguished neighbourhoods.

Occupying a generous floor area of 395 square metres within a substantial 1,062 square metre site, this office space provides ample room for growth and flexibility. The property's prime Wickham Terrace address places you among some of Brisbane's most historic and significant buildings, creating an prestigious business environment that speaks to success and longevity.

Spring Hill's rich heritage dating back to the 1800s creates a unique business atmosphere where historic charm meets modern convenience. The suburb is renowned for its:

- Premium educational institutions including Brisbane Grammar School and Brisbane Girls Grammar School
- Excellent public transport connectivity via the Northern Busway and Normanby bus stop
- Historic landmarks like The Old Windmill and heritage-listed buildings throughout Wickham Terrace
- Diverse international community with professionals from around the world

The location offers exceptional convenience for staff and clients alike. Public transport options are abundant with regular bus services connecting directly to the CBD and surrounding areas, while the Northern Busway provides rapid transit throughout Brisbane's northern corridors. The historic Spring Hill Baths, Queensland's oldest public baths, and beautiful Albert Park provide recreational opportunities right at your doorstep.

This vibrant inner-city suburb attracts a sophisticated demographic, with a notably high proportion of young professionals in their twenties making up over 36% of the local population. The multicultural character of Spring Hill, with residents from Korea, India, New Zealand, England, and Colombia, creates a dynamic business environment perfect for companies with international connections or aspirations.

0 BED | 0 BATH | 0 CAR

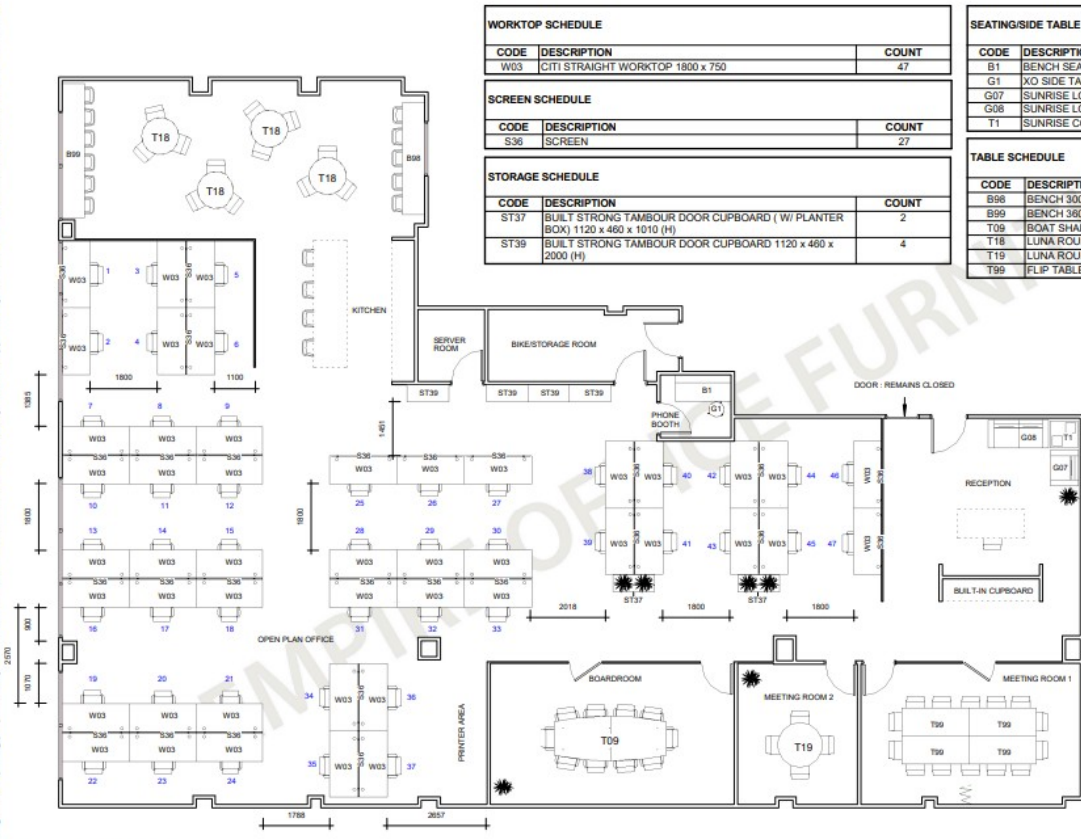
PRICE:
\$17,018 per month

OPEN FOR INSPECTION:
N/A



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All drawings are the property of Empire Office Furniture (EOF) and only to be used for design, costing & installation purposes between EOF and client. All furniture items shown on drawings are for pricing purposes only. Furniture selection and dimensions to be verified by EOF and approved by the client after the final site check and before manufacture.



WORKTOP SCHEDULE		
CODE	DESCRIPTION	COUNT
W03	CITI STRAIGHT WORKTOP 1800 x 750	47

SCREEN SCHEDULE		
CODE	DESCRIPTION	COUNT
S36	SCREEN	27

STORAGE SCHEDULE		
CODE	DESCRIPTION	COUNT
ST37	BUILT STRONG TAMBOUR DOOR CUPBOARD (W/ PLANTER BOX) 1120 x 460 x 1010 (H)	2
ST39	BUILT STRONG TAMBOUR DOOR CUPBOARD 1120 x 460 x 2000 (H)	4

SEATING/SIDE TABLE SCHEDULE		
CODE	DESCRIPTION	COUNT
B1	BENCH SEAT W/ BACK 1500W x 710D	1
G1	XO SIDE TABLE 400DIA x 500H	1
G07	SUNRISE LOUNGE (WITH ARMS) 970 x 750D x 760H	1
G08	SUNRISE LOUNGE (WITH ARMS) 1620 x 750D x 760H	1
T1	SUNRISE COFFEE TABLE 650 x 750D	1

TABLE SCHEDULE		
CODE	DESCRIPTION	COUNT
B98	BENCH 3000 x 600	1
B99	BENCH 3800 x 600	1
T09	BOAT SHAPED BOARDROOM TABLE 3000 x 1200	1
T18	LUNA ROUND TABLE 1000 (DIA)	4
T19	LUNA ROUND TABLE 1200 (DIA)	1
T99	FLIP TABLE 1800 x 750	4

① WORKSTATION LAYOUT
1 : 100

Note : Softwiring TBA.

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.