



FOR LEASE

PRIME 134SQM OFFICE SPACE - SPRING HILL CBD FRINGE

Step into this prime commercial opportunity at 5/2 87 Wickham Terrace, where your business ambitions meet Spring Hill's prestigious address. This well-positioned 134 square metre office space offers the perfect foundation for professional success in one of Brisbane's most sought-after inner-city locations, just 2 kilometres from the CBD.

Designed for the modern professional, this commercial office provides a spacious and versatile layout that can be tailored to suit various business needs. The generous floor area ensures ample room for workstations, meeting areas, and client reception spaces, while the building's professional presentation maintains the high standards expected in this premium precinct.

Spring Hill's strategic location places you at the heart of Brisbane's business corridor, with seamless connectivity to the CBD and major transport networks. The Northern Busway's Normanby bus stop provides direct access to the city, while the established tram and bus routes along Boundary Street and St Pauls Terrace ensure your team and clients can reach you with ease.

Your business will benefit from Spring Hill's rich commercial heritage and established professional community. The suburb hosts numerous heritage-listed buildings including the iconic Old Windmill and various prestigious office complexes, creating an environment where tradition meets modern enterprise. The area's reputation for quality commercial developments attracts discerning businesses seeking a distinguished address.

The location offers exceptional amenities for both staff and clients:

- Walking distance to Brisbane Grammar School and other prestigious educational institutions
- Close proximity to the Spring Hill Baths, Queensland's oldest public baths
- Easy access to Victoria Park and Albert Park for recreational breaks
- Surrounded by quality dining and professional services

Spring Hill's diverse and educated demographic creates an ideal environment for businesses seeking skilled professionals. With 36% of residents in their twenties and a highly multicultural community representing over 20 countries, the area provides access to a dynamic talent pool and diverse client base.

0 BED | 0 BATH | 0 CAR

PRICE:

\$4712 per month

OPEN FOR INSPECTION:

N/A

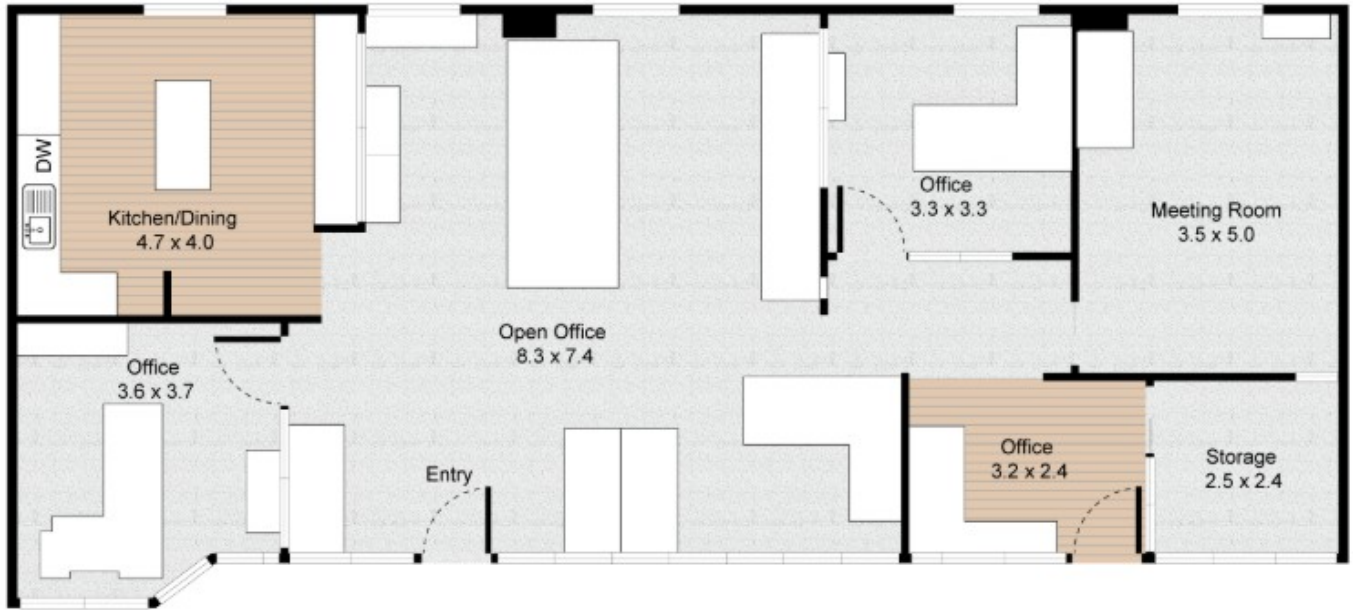


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.