



# FOR LEASE

## HIGH PROFILE GROUND FLOOR OFFICES

Step into a prime commercial opportunity at this well-positioned 196sm office space in the heart of Portsmith's thriving industrial precinct. This modern commercial unit offers exceptional value for businesses seeking a strategic location.

Perfectly suited for professional services, consulting firms, or businesses requiring proximity to Cairns' industrial hub, this office space provides a solid foundation for business growth. The generous 196 square metre floor area delivers flexible layout options to accommodate various business needs, from open-plan operations to partitioned office suites. A mezzanine level provides additional storage.

Location advantages are abundant in this sought-after Portsmith address:

- Direct access to Ray Jones Drive and Bruce Highway for seamless connectivity across Cairns
- Close proximity to maritime industries, boat building facilities, and shipping services
- Easy access to Cairns CBD and surrounding business districts

This is more than just office space – it's an opportunity to establish your business in one of Cairns' most connected and industrially significant suburbs. Whether you're expanding operations or establishing a new venture, this Portsmith location offers the infrastructure, accessibility, and growth potential your business deserves.

0 BED | 0 BATH | 0 CAR

### PRICE:

Great deal available for the right tenant

### OPEN FOR INSPECTION:

N/A



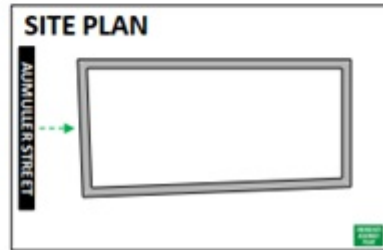
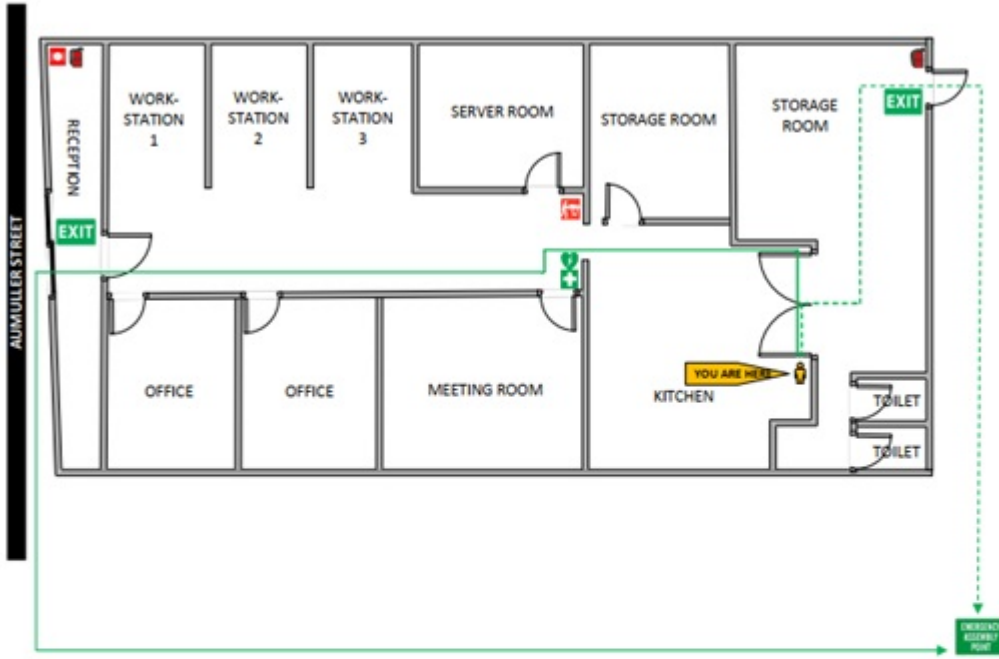
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## GROUND LEVEL



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.