

FOR LEASE

PRIME 80SQM OFFICE SPACE - SPRING HILL CBD EDGE

Step into a world of opportunity with this exceptional 80 square metre office space perfectly positioned on Level 4 at 490 Upper Edward Street, Spring Hill. This premium commercial suite offers the ideal foundation for your business to flourish in one of Brisbane's most prestigious and historic inner-city locations, just 2 kilometres from the CBD.

Spring Hill stands as one of Brisbane's earliest and most distinguished suburbs, where heritage charm seamlessly blends with modern business excellence. This thriving commercial precinct has evolved into a dynamic hub that attracts professionals and entrepreneurs seeking that perfect balance between city convenience and neighbourhood character. The area's rich history, dating back to the 1800s when natural springs supplemented Brisbane's early water supply, has shaped it into today's sought-after business destination.

Your new office space provides a blank canvas ready to be transformed into your vision of success. The generous floor area offers flexibility for various business configurations, whether you're establishing a boutique consultancy, creative studio, or professional services firm. Natural light streams through the windows, creating an inspiring work environment that will energise your team and impress your clients.

Location advantages that set this property apart include:

- Direct access to the Northern Busway via Normanby bus stop for seamless public transport connections
- Walking distance to Brisbane CBD with extensive dining, shopping and entertainment options
- Surrounded by prestigious educational institutions including Brisbane Grammar School and Brisbane Girls Grammar School
- Close proximity to major hospitals and medical facilities along Wickham Terrace

The Spring Hill business community thrives on diversity and innovation, with the suburb home to a multicultural population that brings global perspectives and opportunities. The area's unique demographic profile, with over 36% of residents in their twenties, creates a vibrant atmosphere perfect for businesses targeting young professionals and emerging markets.

Heritage enthusiasts will appreciate the neighbourhood's remarkable collection of heritage-listed

0 BED | 0 BATH | 0 CAR

PRICE:

\$2920 per month

OPEN FOR INSPECTION:

N/A

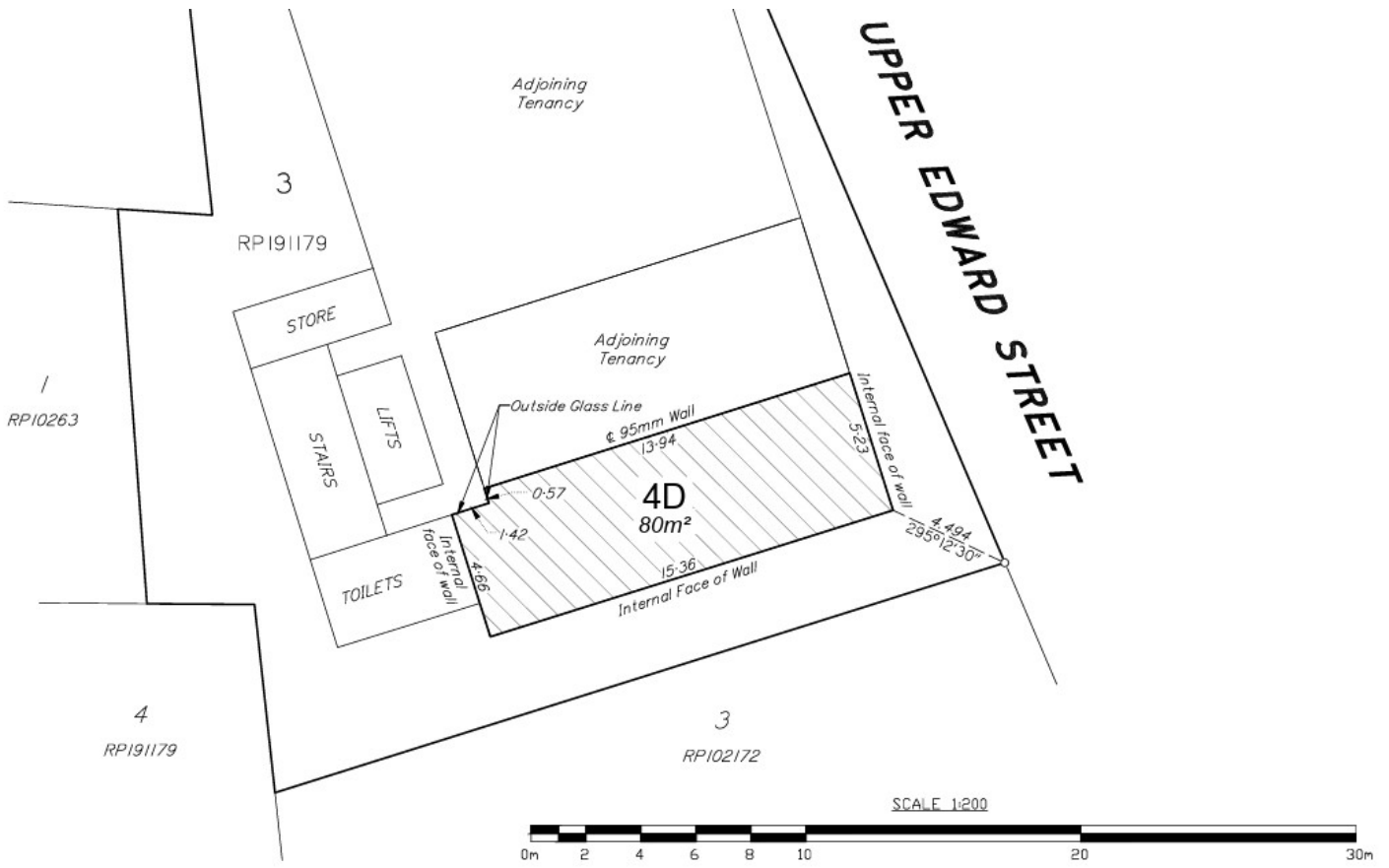


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.