

1 & 2/39 Campbell St, Toowong, QLD 4066

For Sale

Office Suite



Premium 398m2 Commercial Space in the Heart of Toowong

For Sale or Lease

Position your business or investment in one of Brisbane's most sought-after inner-west commercial precincts. Located at 39 Campbell Street, Toowong, this versatile commercial property presents a rare opportunity to lease or purchase a commercial holding in a highly accessible and tightly held market.

Occupying a prominent corner site, the property benefits from excellent exposure and convenient access to Toowong Village, Indooroopilly Shopping Centre, Brisbane Boys' College (BBC), public transport and major arterial roads.

For Sale

- Unit 2: 185sqm over ground floor and mezzanine \$995,000
- Units 1 & 2 (Entire Holding): 398sqm combined \$2.25 Million

For Lease

- Unit 1: 213sqm over ground floor and mezzanine \$63,900 p.a. Net + GST
- Unit 2: 185sqm over ground floor and mezzanine \$55,500 p.a. Net + GST

Outgoings

- Unit 1: Rates \$1,251.00 p.q. + Body Corporate \$1,867.76 p.q. (including water)
- Unit 2: Rates \$1,122.95 p.q. + Body Corporate \$1,602.51 p.q. (including water)

Property Features

- 398sqm total building area
- Flexible office, showroom, retail, consulting and health uses
- Ground floor and mezzanine accommodation
- Fully air-conditioned throughout
- Functional and adaptable floorplans
- Kitchenette facilities
- Male and female amenities
- Four exclusive onsite car parks (two per unit)
- Prominent corner exposure

Listed By

Eddie Singh

Mobile: 0450 534 643

Open for Inspection

By Appointment.

