

13/14 Browning St, South Brisbane, QLD 4101

For Lease

Medical/Consulting



Boutique City Fringe Fully Upgraded & Functional

Suite 13, 14 Browning Street is a 132m² office in South Brisbane's premiere strata complex, "The Precinct". This boutique corporate space offers immediate functionality, having undergone extensive cosmetic, security, and cabling upgrades in recent years.

Open for Inspection

By Appointment.

The existing fitout caters to a wide range of professional or creative users, including a rare recording room, exclusive balcony, and modern end-of-trip amenities. For an easy transition, the existing lightly used office furniture is also available for purchase, making move-in a breeze.

Key Features:

- 132m² office with open plan & private zones
- 2 secure basement car parks & lift access with swipe key
- Internal bathroom with shower facilities
- Kitchenette & staff breakout area
- Acoustic recording room
- Ceiling umbilical cord with data & power
- Exclusive outdoor balcony
- Upgraded fitout: digital lighting, mobile swipe access, cameras, network & electrical systems
- Short walk to Boundary Street, Melbourne Street, South Brisbane Station & West Village, with cafes, restaurants, and public transport at your doorstep

This suite is also for sale, giving you the chance to secure their long-term position in South Brisbane's most sought-after office building.

Outgoings:

- Council Rates: \$6,000* per year
- Body Corporate: \$15,000* per year
- Urban Utilities: \$1,200* per year

* Approx

Listed By

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