

13/14 Browning St, South Brisbane, QLD 4101

\$900,000

Medical/Consulting



## Prestige Office – Turnkey with Balcony

Suite 13, 14 Browning Street presents a rare opportunity to acquire an upgraded 132\*m<sup>2</sup> office in the iconic "Precinct" building, South Brisbane. Positioned in Brisbane's most vibrant fringe suburb, this corporate suite is ideal for owner-occupiers or investors looking for a high-quality, move-in-ready space. To make move-in seamless, the existing lightly used office furniture is also available for purchase.

**Open for Inspection**

By Appointment.

Substantial capital was invested in the fitout just two years ago, delivering modern upgrades including swipe card/mobile phone access, digital lighting, new flooring, internal cameras, acoustic recording room, and full network/electrical enhancements.

### Key Features:

- 132\*m<sup>2</sup> 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 turnkey property is also available for lease, offering flexibility for businesses seeking premium space without capital outlay.

Note: Tenant happy to vacate upon purchase.

### Annual Fees:

- Body Corporate: \$14,882\*
- Brisbane City Council Rates & Charges: \$5,810\*
- Urban Utilities: \$1,200\*

### Listed By

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