

4-5/9 Central Dr, Burleigh Heads, QLD 4220

\$2,900 pcm + Water + GST

Office Suite



## 165SQM\* HIGH EXPOSURE FIRST FLOOR OFFICE - LOTS OF PARKING!!

We are pleased to offer this high-exposure office space for lease. Located in Burleigh's thriving industrial estate with exposure to the busy Bermuda St / Southport Burleigh Rd, this property will suit a wide range of tenants.

**Open for Inspection**

By Appointment.

Property features include:

- 165sqm\* of first floor office
- Ground floor glass door leads to a vast timber staircase
- 7 private offices, meeting/training room and boardroom
- Ducted air conditioning
- Store room / server room or stationary & supplies
- Kitchen / staff room
- 2x bathrooms, one with shower
- Timber window shutters
- Extensive communication data cabling throughout
- 5 allocated car spaces and ample street parking
- Great signage opportunity with exposure to Bermuda Street
- Access to major arterial roads, thoroughfares, and Varsity Lakes train station

For more information or to arrange your inspection, please contact listing agent Tara Imlach 0452 418 343 or Brett Gleeson on 0450 735 739.

\*approximately

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

### Listed By

The Office  
Phone: (07) 5534 4033

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