

41/344 Queen St, Brisbane, QLD 4000

Contact Agent!

Retail Shop



## PRIME GROUND FLOOR QUEEN STREET RETAIL OPPORTUNITY

### Description:

- \* Excellent opportunity to secure 102m<sup>2</sup> ground floor retail/office space.
- \* 6 individual office areas or consulting rooms plus generous reception and waiting area. Furniture included
- \* Quality internal kitchen, utilities room, laundry
- \* Data caballed throughout, 2 consultations rooms fitted out with basins.
- \* Near new internal fit out with ducted air conditioning
- \* Exposure to Queen Street traffic.
- \* Outstanding signage opportunities
- \* Parking available by negotiation in basement
- \* Join other retailers including: Subway, Merlo Coffee, optometrist, cafe and gym.

### Open for Inspection

By Appointment.

### Location:

Located on the northern side of Queen Street in the 'Golden Triangle'. This business precinct provides occupants with convenient access to all forms of public and private transport while offering all staff amenities within metres. The property presents an ideal opportunity to secure an ideal space for small to medium size business owners, and also a great investment opportunity.

Situated prominently 344 Queen is a well-known twenty one (21) level building comprising basement car parking for 48 cars, ground floor retail and 20 office floors. The building has been refurbished in 1991.

Area: Retail/ Office: 102m<sup>2</sup>

### Listed By

The Office

Phone: (07) 3115 7128

