

## 488 Ruthven St, Toowoomba City, QLD 4350

Medical/Consulting

**Suites Available at \$200 p/m2 + gst +  
outgoings**



### Boutique Character Offices - Multiple Suites Available in "

Position your business in the heart of Toowoomba's CBD with a rare opportunity to secure quality office accommodation in the character filled "Chandler House". Offering multiple suites available to lease individually or combined, this property provides the flexibility to accommodate businesses of all sizes. Chandler House combines classic architectural charm with the convenience and functionality expected by today's businesses.

**Open for Inspection**

By Appointment.

Designed to create a bright and professional working environment, each tenancy is filled with natural light through large double-hung windows and features polished natural flooring, high ceilings and spacious interiors. Well suited to established or new businesses, a consultant seeking a prestigious CBD address or a growing organisation requiring flexible office space.

Available Tenancies: - Tenancies can be leased individually or combined to create a larger office footprint.

- Tenancy E – 16.45m<sup>2</sup>
- Tenancy F – 73.71m<sup>2</sup>
- Tenancy H – 216.08m<sup>2</sup>
- Tenancy K – 11.88m<sup>2</sup>

#### Property Features

- Prime location in the heart of Toowoomba's CBD
- Flexible office suites ranging from 11.88m<sup>2</sup> to 216.08m<sup>2</sup>
- Lease individual suites or combine multiple tenancies
- Light-filled offices with large double-hung windows
- Polished timber flooring and high ceilings throughout
- Lift access to all levels
- Shared kitchen facilities and modern common amenities
- On-site parking available with access via Union Lane
- Suitable for professional offices, consultants, allied health, education providers, creative studios and a range of commercial businesses (STCA)
- Surrounded by cafés, restaurants, banks, government offices and public transport

#### Listed By

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