

72 McDowall St, Roma, QLD 4455

\$43,000.00 P.A. + GST + Outgoings

Office Suite



For Lease: Prime Commercial Office Space in Roma CBD

72 McDowall Street, Roma QLD 4455

Lease Price: \$43,000 + GST + Outgoings per annum

Position your business in the heart of Roma with this high-exposure commercial property located on busy McDowall Street. This well-presented office building offers the perfect opportunity for businesses seeking professional premises or a retail space in a central, easily accessible location.

Property Features:

- > Land Area: 433 sqm
- > Building Size: Approx. 200 sqm
- > Zoning: Commercial
- > Lease Term: Flexible terms available - dependent on application
- > 100% Outgoings: Payable by the tenant
- > Perfect for Professional Offices or Retail space

Key Highlights:

- > Prime main street frontage with strong visibility and high pedestrian/vehicle traffic
- > Modern electrical systems and fully air-conditioned interior
- > Fire-proof inbuilt safe for secure storage of documents or valuables
- > Gravelled off-street parking at the rear for staff and visitors
- > Flood-free location - remained unaffected during major Roma flood events
- > Potential to expand the office - Dependant on lease term/price and applicant

Whether you're establishing a new office, expanding your operations, or looking for a professional base with excellent exposure, 72 McDowall Street delivers in both location and functionality.

Listed By

The Office

Phone: (07) 4622 1222

Open for Inspection

By Appointment.

