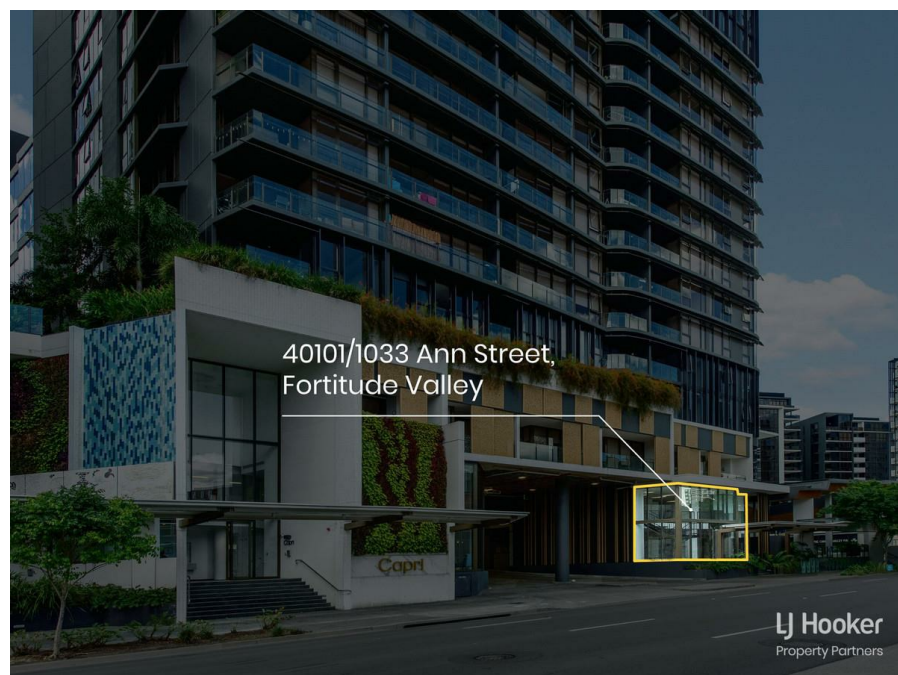


40101/1033 Ann St, Fortitude Valley, QLD 4006

Contact Agent

Retail Shop



## HIGH EXPOSURE COMMERCIAL SITE IN THE HEART OF THE VALLEY

Looking for the perfect city-fringe home base for your business venture? Well, if you like the sound of a well-lit, contemporary space that will put your brand in front of around 40,000 vehicles daily, plus foot traffic, then look no more.

**Open for Inspection**

By Appointment.

Located at the base of Fortitude Valley's stunning Capri Apartments, one of Brisbane most luxe high-rise residential complexes, this spacious 2-storey commercial site has all the foundations you need to create a unique office, retail outlet or showroom.

The façade is a winner on its own. Two storeys of street facing glass give a hint of what's inside this stunning space - and it's even better when you walk through the front doors.

With soaring ceilings and a striking internal staircase, the spacious ground level is ideal for customer-facing activity. Light-filled and with sumptuous timber floors, this is a room that naturally feels welcoming. Better still, with its neutral toned walls, you can easily customise this space to reflect your brand style with artworks or additional floor coverings.

Head up the timber-stepped staircase and discover another whole floor of highly functional working area. Predominantly carpeted, this level can comfortably accommodate multiple workstations and a board table.

There is also a standalone, timber floored kitchen on the second level - well-appointed to cater for client and staff needs.

Additional features include:

- Total interior area 168m2 over two levels with rare high ceiling
- Ducted A/C
- Lush landscaping at front entry with full glass façade
- 1km from the Brisbane CBD
- Close to Fortitude Valley train station and multiple bus routes
- Double car space

High traffic commercial sites like this one do not come up every day. Contact Emily Xiong soon to get further details.

### Listed By

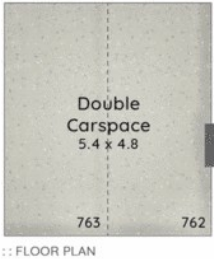
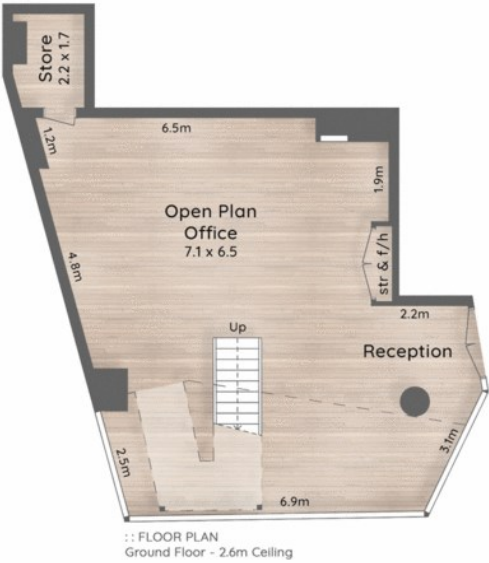
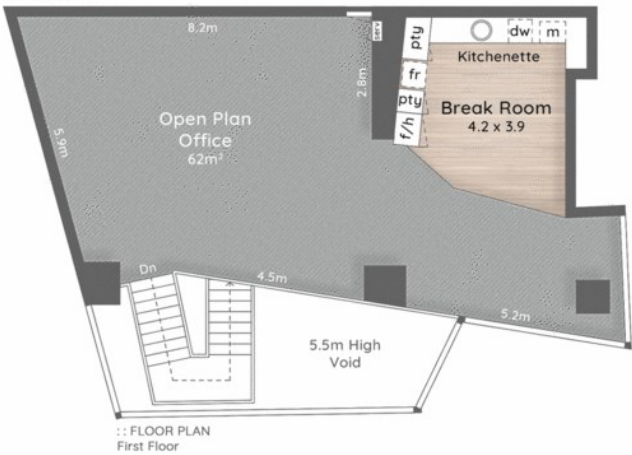
Peter Crowther  
Phone: (07) 3344 0288  
Mobile: 0411 866 008



Floorplan



← NORTH



ANN STREET

40101/1033 Ann Street FORTITUDE VALLEY

Total Internal Area 168m<sup>2</sup>  
First Floor Void 21m<sup>2</sup> | Carspaces 26m<sup>2</sup>



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