

Property Address: The Lakes Centre, 8-22 King St, Caboolture
Block A / Shop 1 combined with 1a 28 King St

Availability: Now

Floor Area: 71sqm + 61sqm = **132sqm** (combined)

Rental rate: \$479 / sqm Net + Outgoings + GST (\$575/sqm Gross)

Annual rental: \$63,228 Net + Outgoings + GST (\$75,900 Gross)

Estimated Outgoings (2023-2024 Budget):

Currently \$96/sqm approx.:

The Lessee will pay a proportional share of the total building outgoings.

Access required:

Contact Sally Collins, property management 0401 258 547, email:
property@demartini.com.au or John De Martini Jnr 0412 669 698

Car Parking:

Car parking is available by negotiation at market rates.

Attributes:

- Air Conditioned
- Kitchenette
- Grease Trap Connection available

Other Centre attributes:

- 380 approx. car parks within The Lakes Centre.
- 200 metres to Caboolture Railway Station.
- Predominately commercial office, retail & medical users within centre.
- Owner incentives are offered as fit-out contribution or rent abatement pending lease terms & the covenant on offer.

