

Property Address: 57 Old Cleveland Rd, Stones Corner

Available: 1st May 2024

INSPECTION BY APPOINTMENT ONLY WHILE TENANT IS IN PLACE

Floor Areas Whole building: 1424sqm plus 131sqm roof deck area
Lower and Upper Ground Floor - 509sqm + 22sqm + 37sqm
Level 1 Lower and Level 1A Upper – 508sqm
Level 2 Lower, Level 2 Upper - 407sqm
Plus Outdoor Roof Deck - 131sqm

Rental rate: Rental Rates for entire building \$690/sqm Gross + GST
(Lease documentation will present Net Rent plus Outgoings)

Parking Rate:

20x Secured Basement Car Parks @ \$295 + GST per calendar month/parking bay
12x Onsite Secured External Parking Bays @ \$265 + GST pcm per bay

Estimated Outgoings (2023-2024) approx. \$132/sqm on entire building:

The Lessee will pay a proportional share of the total building Outgoings if leased as separate tenancies.

Access required:

Contact Sally Collins Property Manager 0401 258 547
or John De Martini 0412 669 698

Other:

- Stand-alone Corporate Headquarters
- High Quality Commercial Office Fit-out with flexible front and rear split areas as formal office and breakout options
- General floor provisions include ceiling grid reinstatement, T5 lighting, air conditioning and carpets.
- 2017 Upgrade of Male and Female amenities to all floor areas and construction of end of trip facilities to basement.
- Additionally, Internal light well area, Landscaped Gardens, Roof Deck Amenity to include BBQ and ability for function presentations.
- NBN Connection to Building
- Easy Access to Public transport directly opposite at the Eastern Busway connecting to South-East Busway and Buranda Train Station.
- Pacific Motorway Entrance to M3 Northbound is less than 5km / 5 minute drive to Brisbane CBD. Southbound to M1 towards Gold Coast, Major Arterial connecting Roads to Gateway Motorway & Logan Motorway.

