



## Fantastic new space - 79m<sup>2</sup> - Available from only \$30k

For Lease  
\$55k p/a approx

Offices

L10 300 Ann Street, Brisbane City, Qld 4000

### Floor Area:

143 m<sup>2</sup>



## Property Description

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- **Office Space For 9 People**
- **Short Term Leases Available**
- **Directly Across from Central Station**

79sqm of fully fitted office space at 300 Ann Street - ready now.

This office space will cater to your business's every need. The suite will easily accommodate up to 8 people, with meeting spaces for your clients and staff. This office is ready for immediate occupation.

The landlord is flexible and willing to partner with incoming tenants to negotiate shorter term leases of 12 months if preferred.

Located opposite Central Station, 300 Ann Street's position is unbeatable amongst it's surrounding competitors. Efficiency is a key for the on-site landlord and is also a major draw-card for long-term existing tenants of this exceptional building.

The office space comes fitted and fully furnished, ready for the next tenant to occupy immediately. The tenancy has excellent natural light, an private corner position and is fitted with:

- 9 Workstations;
- 6p Boardroom room;
- Waiting Area;
- Storage.

300 Ann Street is enviably located directly across from Central Station, and with secure basement parking available, the building provides excellent accessibility for staff and clients.

Contact a Caden agent today to find out more or book an inspection.

## Additional Details

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**Energy Efficiency**  
3.5-star NABERS



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