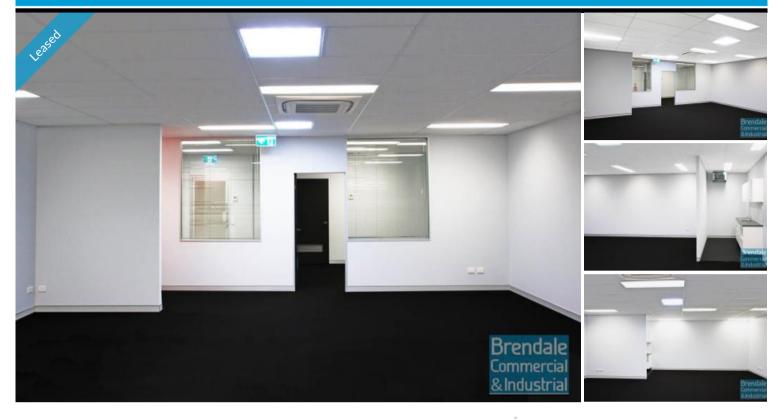
# Brendale Commercial & Industrial



#### **BRENDALE**

Suite 9/36 Leonard Crescent

#### 93M2 PROFESSIONAL OFFICE SUITE

- 93m2 professional office suite
- Tilt panel construction
- Brand new office fitout included
- Reception & Managers offices
- Well maintained building
- Fully air conditioned office
- Suspended ceiling (2.7m high)
- Carpeted
- Data cabling included (CAT6) throughout
- Freshly painted & ready to occupy
- $\hbox{-}\, \mathsf{Skylights}\, \mathsf{provide}\, \mathsf{energy}\, \mathsf{efficient}\, \mathsf{natural}\, \mathsf{light}$
- Private kitchenette within tenancy
- Energy efficient fluorescent lighting
- Swipe card security access
- $\hbox{-} 3\,exclusive\,under cover\,allocated\,carparks}$
- Water harvesting technology used with rain water
- Communal shower facilities (with hot water)
- 8 minute walk to Strathpine Railway Station
- 20 radial kilometers to Brisbane CBD
- Moreton Bay Regional council is the second fastest growing area in Australia
- Strategic Northside location

For more information or to arrange an inspection please call Stan Topp or Bill Mcilwraith of Brendale Commercial & Industrial

 $NB: Commercial\ sales\ prices\ are\ excluding\ GST.\ Commercial\ lease\ prices\ are\ per\ annum\ +\ outgoings\ +\ GST.$  All sizes are approximate.

#### Lease

## LEASED

Floor Area 93
Suburb Brendale
Address Suite 9/ 36 Leonard Crescent
Property ID 531

### AGENT DETAILS



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