








## SOLD! Top-Floor Office – Secure Investment Opportunity

Discover a modern 110sqm office space that has been set up for an impressive education and training facility. Located on the top office floor, this property boasts floor-to-ceiling windows, flooding the space with natural light and offering a bright, inspiring environment.

Key Features:
- **Current annual rental return of $42,760** – solid income stream
- **Fixed annual increases** - providing rental growth
- **5-year lease with a 5-year option** – long-term stability
- **New Timber floors** – warm, professional aesthetic
- **Glass partitions** – creating defined yet open workspaces
- **Three large open-plan areas** – flexible layout for various business needs
- **Dedicated boardroom space** – ideal for meetings and collaboration
- **Securely leased to AdviseU** – strong secure tenant
- **Modern design & premium location** – suited for professionals

This office presents an excellent investment opportunity, combining functional workspace with the stability of a long-term lease.

Please contact Matt Stedman on 0405 129 100 for more information or to arrange an inspection.

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| **Price** | SOLD |
| **Property Type** | Commercial |
| **Property ID** | 994 |
| **Office Area** | 110 m2 |

### Agent Details

Matt Stedman - 0405 129 100

### Office Details

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ALL commercial
REAL ESTATE