



## 44 Brookes Street BOWEN HILLS QLD

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Elders Commercial Brisbane are pleased to present to the market this prime freestanding building located on a prominent corner position on the cusp of Fortitude Valley and Bowen Hills, less than 3km to the CBD. The asset is superbly positioned within walking distance to the James Street precinct, the Emporium, Leighton's HQ development & directly opposite the proposed FKP RNA Showgrounds mixed use redevelopment precinct.

Key features include:

- 680sqm\* office building over two levels with excellent natural light & city views
- Flexible building configuration with potential for up to four separate tenancies
- 340sqm\* ground floor and part of first floor (140sqm\*)

[For full version visit the website](https://www.elderscommercialbrisbane.net.au)

<b>Type</b>	: Offices
<b>Price</b>	: \$ 3,000,000
<b>Building Size</b>	: 680 sqm
<b>Land Size</b>	: 607 sqm
<b>View</b>	: <a href="https://www.elderscommercialbrisbane.net.au/3223161">https://www.elderscommercialbrisbane.net.au/3223161</a>



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