



# Commercial



## For Sale

## 6 Overend Street, EAST BRISBANE

Unit	Area (Square	Buy \$/Square	Price	Nett/Gross	Availability
	872	-	-	-	-

All figures are exclusive of GST.

### Location Description:

Savills and Elders are pleased to present 6 Overend Street, East Brisbane to the market for sale ? an exceptional freestanding office building located in a prominent, elevated position within the high growth area of East Brisbane, a highly affluent and emerging precinct on the precipice of the Brisbane CBD.

The property is located behind Dan Murphy's Woolloongabba, within 150 metres\* of the Stanley Street caf? precinct, 300 meters from The Gabba Cricket Ground, 1.4km\* from the Mater Hospital, 1.9km\* from the Princess Alexandra Hospital and 2.2km\* of the Brisbane CBD.

Features include:-

- \* 872m2\* of high quality office space over two levels
- \* 1,207sqm\* elevated, corner site
- \* Exceptional onsite parking (approximately 16 exclusive spaces\*) as well as additional street parking
- \* Recent internal refurbishment with well-presented reception area
- \* Superbly appointed Boardroom (16\* seats) with full commercial bar/kitchen facility
- \* 4 large training and conference rooms with concertina partitioning to allow large open function room (the area also lends itself to a separate tenancy with minor alterations - STCA)
- \* Private offices throughout both floors
- \* Glass partitioned meeting rooms
- \* Open plan work areas
- \* 3 separate staff/student kitchens

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information. Areas subject to survey and consequently annual rentals may differ.