



Commercial



For Sale

16 Julia Street, FORTITUDE VALLEY

Unit	Area (Square)	Buy \$/Square	Price	Nett/Gross	Availability
	424	-	180200	-	-

All figures are exclusive of GST.

Location Description:

Elders Commercial Brisbane are pleased to present to the market FOR SALE/LEASE a modern freestanding office building in one of Australia's highest growth precincts. An outstanding opportunity exists for all astute Owner Occupiers, Investors or Tenants to capitalise on the upcoming opportunity at 16 Julia Street, Fortitude Valley.

Boasting approximately 424m2 of NLA, the property is strategically built across two efficient floor plates with an extensive fit out currently in place.

Underpinned by the following key features:

- Modern 424m2 over two levels with the ability for multiple tenancies
- 340m2 land parcel with development upside
- Car parking onsite for up to eight (8) car parks and storage opportunity
- Direct accessibility to Fortitude Valley Train Station and local bus transportation
- Availability to house up to 50 staff, with various meeting/boardroom's and generous breakout area's.
- Floor to ceiling glass facade with an abundance of natural light
- Great building signage opportunities
- Sold as vacant possession

The property benefits from being positioned within close proximity to an array of amenity including, Redevelopment of Fortitude Valley Train Station (100m), King's Street (400m), Green Square Close (200m) and Brunswick Street Mall (550m). If you have been looking for a quality freestanding office building without the hassle of a refurbishment than look no further than 16 Julia Street, Fortitude Valley.

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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.