



**Ste 8 / 2 Ocean Street, Maroochydore QLD 4558**

## HIGH EXPOSURE IN THE HEART OF MAROOCHYDORE

This 41m<sup>2</sup> tenancy is available on the ground floor of Ocean Central. This is a sub-lease with 14 months remaining on the initial term of 3 years with an option for a further 3 years. It offers good exposure to pedestrian and passing traffic on Duporth Avenue in the heart of the Maroochydore CBD and close to all amenities, banks, post office, cafes etc.

The shop is air conditioned and set up into 1 unique office with an allocated car park on the first floor and plenty of off street parking for customers.

Outgoings include:

SCRC Rates \$1,520.60 p.a. approx

Body Corporate \$ 2,697.68 p.a. approx

Unity Water \$817.92 p.a

Offices

FOR LEASE

41sqm

**Ray White®**

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