



**Ste 6 / 5 Innovation Parkway, Birtinya QLD 4575**

## INVESTMENT - LAKE KAWANA PRIVATE HOSPITAL

Approx. 237m<sup>2</sup> is available for sale on the ground floor of the Lake Kawana Private Hospital. The tenancy has been divided into two tenancies, Ste 6A - approx. 75m<sup>2</sup> & Ste 6B - approx. 162m<sup>2</sup>.

Ste 6A is currently leased to Attune Hearing on a 3+3+3 year lease which commenced on 1/1/2010 at \$34,650 pa net and they have taken up the first 3 year option. (Based on a purchase price of \$950,000 & capitalised rate apportioned rate per sq.m. = 11.52%).

Suite 6B is available for lease with fitout and can be utilised as a professional office, medical or allied health uses. These premises have dual access and could be jointly tenanted. Ste 6B comprises entrance, reception and waiting room off main foyer. The entrance & waiting room are off the balcony area overlooking Lake Kawana. There is also an office, 2 treatment rooms, lar

Offices  
FOR SALE

237sqm

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