



Corner Captain Cook Highway & Airport Avenue, Cairns  
QLD 4870

## Brand New Federal Government Office 15 Year Lease Plus Options

- 15 year lease plus options through to 2039.
- Annual 3.25% rent increase.
- Net lease with tenant paying all outgoings.
- Corner 5,487 sqm site with dual street frontage of 131 metres.
- Strategic locations adjoining Cairns International Airport.
- Highly versatile architecturally designed 2,155 sqm building over two levels, with extensive security and 4.5 Nabers rating.
- 79 on site car spaces.
- Cairns: tourist mecca of Tropical North Qld, trade catchment circa 250,000 plus annual holiday influx of 2 million visitors.
- Substantial depreciation benefits.
- Rent: \$850,000 pa.

Offices  
FOR SALE

5487sqm



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