



9/36 Leonard Cres, Brendale QLD 4500

TENANTED OFFICE INVESTMENT

This modern, energy efficient 93m² first floor office is leased until July 2018 with a three year option and Directors Guarantee. Only a short walk from Strathpine Rail with three exclusive, secure car parks.

- \$17,160pa net rent with 4% increase
- 100% of outgoings paid by tenant
- Fit out included
- Fully air conditioned
- 2.7 metre ceiling with acoustic tiles
- Fully carpeted
- Secure electronic access to front doors and car park
- Phone and Data (Cat6) with Fibre Optic available
- Acoustic & Thermal insulation
- Natural light pr

Offices
FOR SALE
\$214,500 + GST
93sqm

Ray White

Dan Futcher

0405 560 693
dan.futcher@cprmql.com.au