



## 21 Heathfield Road, Coolum Beach QLD 4573

### Freestanding Architecturally Designed Premise | For Lease

- Free standing premise therefore no body corporate fees
- Ample exclusive use car parking
- Close proximity to a strongly trading Coles Shopping Centre
- 161m<sup>2</sup>\* space available plus 41m<sup>2</sup>\* boardroom
- Generous rental incentives
- District Centre Zoning allowing a wide range of uses including office/medical, retail, food and beverage
- Would suit professional service and/or personal service tenants including Allied Health, Lawyers, Accountants and Real Estate Agents - the premise currently has professional offices and practitioner rooms
- Onsite amenities including kitchenette, shower and disabled amenities
- Fully air-conditioned
- Affordable outgoings

Boasting a prominent position only moments from the popular Coolum Beach and Coles Shopping Centre, a rare opportunity has presented itself to secure this modern architecturally designed 2 story premise. The

Offices  
FOR LEASE

163sqm

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