



**Level 1, 8 First Avenue, Maroochydore QLD 4558**

## **Well Presented, High Profile, Professional Office Suite For Lease | Maroochydore**

Emily Pendleton from Ray White Commercial Northern Corridor Group is pleased to present to market for lease, the entire or part of the first floor at 8 First Avenue, Maroochydore. For the first time in a number of years, the opportunity to exists to secure either the entire or part of this large corporate office suite in the heart of the Maroochydore CBD, location next to the old court house and opposite the bridge to Duporth Avenue in walking distance to the court house, banks, post office, Sunshine Plaza and the booming little Ocean Street precinct. Only footsteps away from the new Maroochydore CBD you cannot simply go past this property. It boasts: -

Offices  
FOR LEASE

- From 88m2 to 364m2 available within a number of layouts
- A well presented and functional fit out consisting of 11 separate offices, 2 large open plan areas, boardroom facilities, large reception area, kitchen and private amenities with a huge balcony with glimpses of the water
- The landlord is flexible around fit out arrangements and happy to modify what is there
- Located in a prime position central to court house, council chambers banks, post office and new Maroochydore CBD
- 6 exclusive, secure onsite car parks at the rear
- Ample street and council car parking surrounding
- Excellent signage opportunities

Contact exclusive marketing agent Emily Pendleton to discuss the endless opportunities this property has to offer your business!

**Ray White®****Emily Pendleton**

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