



**1/43 Alfred Street, Mermaid Beach QLD 4218**

## Boutique building with exposure to Gold Coast Highway

- \* 228m<sup>2</sup> (170m<sup>2</sup> Ground floor + 59m<sup>2</sup> Second floor)
- \* Affluent beachside location, Hedges Avenue and Albatross Avenue within walking distance
- \* Impressive two-level fully refurbished boutique building
- \* Huge signage opportunities
- \* Full-length windows, abundance of light
- \* Multiple offices and meeting rooms
- \* Outdoor common area space
- \* Large office kitchen area
- \* Cafe Next door and nestled amongst popular eateries Little Truffle, Bonita Bonita, Etsu Izakaya, Lupo, etc
- \* Available November

Retail  
FOR LEASE  
Offers to Lease  
228sqm