



5 Hynes Street, Fortitude Valley QLD 4006

## Funky Laneway 1-3 Tenancies Food/?Retail/?Bar/?Professional/?Creative/?Florist-

THEONE Flexi is a renovated new space that offers an opportunity to either single, or multiple operators of a mixed business type to share a space and capture part of the growing clientele on the door step. This sharing arrangement will reduce tenant costs whilst increasing the dynamic in the space, creating an inviting mixed environment for patrons to relax and enjoy, whilst increasing business opportunities.

The design of the amenities has been upgraded to comply with Liquor Licensing should a tenant wish to offer an afterhours licensed venue. An enormous opportunity exists for the savvy operator to obtain a liquor license and capture the ever increasing boutique venue crowd. Located in the heart of Fortitude Valley, with 6 shared offices upstairs as customers, and VERY close to large numbers of potential customers, THE ONE Flexi is positioned perfectly for many businesses

Retail  
FOR LEASE