



## Unit 5, 37 Access Crescent, Coolum Beach QLD 4573

### Quality Unit with Full Fitout

- ? Ground floor 140m?\* + mezzanine 120m?\*
- ? Multiple office spaces including reception
- ? Audio/studio White and Green screens + soundproof recording room option
- ? Ducted air-conditioning
- ? 5Kw solar system
- ? 3 Phase Power
- ? Front roller door 5.2m high x 4.2m wide
- ? Rear roller door 2.4m high
- ? Large bathroom includes shower and toilet - marble tile finish
- ? Kitchenette
- ? Private courtyard facing Water Park
- ? Exclusive onsite parking x 2
- ? Available 1 Septembe

Industrial  
FOR LEASE

258sqm

**Ray White**

**Tracey Ryan**

0421981490

tracey.ryan@raywhite.com