



401 Or 402/2 Wellness Way, Springfield QLD 4300

**Buy 1 Or Both. 66sqm Or 99sqm Or 165sqm Available.
Invest/Occupy.**

LJ Hooker Commercial are pleased to present 401 or 402, 2 Wellness Way Springfield to the market for Immediate Sale.

- * Medical Consulting/Office located in the heart of Springfield Central.
- * Suite 401: 66sqm. Fully Leased until 30/06/2024. 1 x3 year option. Current Rent \$40,582.01 Gross + GST Per Annum.
- * Suite 402: 99sqm. Currently Owner Occupied. Can be made available on Vacant Possession basis. Current Rent between associated entities \$69,487.32 Gross + GST Per Annum.
- * Fully Fitted out Office tenancies. Abundance of natural light.
- * Neighbouring Mater Private Hospital, Quest Hotel, Aveo Springfield. Close proximity to Orion Shopping Centre an

Healthcare
FOR SALE
Contact Agent