



Education users - we have 9B capable space from 400m² up to 2,200m²

Offices • Retail

157 Ann Street, Brisbane City, Qld 4000

Floor Area:

2,500 m²

For Lease

9b Approved Space at Aggressive Rents



Property Description

- **9B APPROVED - EDUCATION FOCUS**
- **3 x EXCLUSIVE BALCONIES**
- **INTERCONNECTED FLOORPLATES OF 711sqm**

The podium floors at 157 Ann St are 9b capable and ready to go for education users so please let us know if you are ramping up for borders to open.

Available across the Ground Floor and Ls 1, 2, and 3 of 157 Ann St is a contiguous offering totalling over 2,200sqm of space specifically targeting education-industry users. The space can be split up as required. It's a prime location in a high B-Grade building within Brisbane's CBD.

- Close to Central Station
- Close to Queen St Mall
- Close to King George Square
- Close to Brisbane's growing entertainment precinct

157 Ann Street is a repositioned 13 level office building conveniently located within the Rail Corridor of Brisbane's CBD. The location is perfect for staff; only metres walk from Central Train Station, King George Busway, and an abundance of retail options. Additionally, with a café located on the ground floor, occupiers of the building are never far from an alternative meeting spot outside the office.

The asset benefits from side core lifting, allowing natural light to penetrate from every direction. An extensive building refurbishment which was completed in 2020 has seen a transformation of the ground floor lobby, new lift carts, new end-of-trip facility, new bathrooms, and new on floor finishes. The new 157 Ann Street has now been delivered.

Currently, within the building, there is a range of fitted and unfitted spaces available for lease. This provides the opportunity for either a tenant who is seeking a fast turn-key solution or alternatively a tenant who would prefer to build a custom fitout based on their specific requirements.

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