



New small suites from 95m² - 130m² ready to occupy now - only 100m ...

For Lease

From only \$50k p/a plus GST

Offices

157 Ann Street, Brisbane City, Qld 4000

Floor Area:

95 m²



Property Description

- **Level 7 - 95sqm spec fit out**
- **Level 7 - 130sqm spec fit out**
- **See floorplans here**
- Major building upgrade completed
- Central to all forms of public transport
- Fitted and unfitted tenancies available, 95sqm – 3,000sqm
- Building signage opportunities

Available now are a number of spec fitted small suites introduced to market in late 2021. Experience the difference in 157 Ann St, a high B-Grade offering which features excellent natural light to support modern amenities and a superior on-floor experience.

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 and boutique 432sqm floor plates, 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.

Features include:

- All tenancies have direct exposure from the lifts...

157 Ann Street, Brisbane City, Qld 4000



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