



## Executive Offices 163 sqm - Heart of CBD

Offices • Medical/Consulting • Retail

Tenancy 1, 299 Margaret Street, Toowoomba City, Qld 4350

**Floor Area:** 163 m<sup>2</sup>

### Property Description

- **Opposite major shopping centre**
- **4 separate offices**
- **large board room**

It is located in a high profile position in stand-alone building housing 163 sqm\* of executive offices situated in the heart of the CBD opposite Grand Central Shopping Centre.

Beautifully presented AAA Grade offices are fronting Margaret Street. Professionally refurbished and nicely uplifted by the use of natural wood products to provide the most pleasant work environments.

It consists of a large Board Room, 4 Offices, Reception Admin Office, Waiting Room, Lockable Filing room, Media Centre, Staff Kitchen and general in-house amenities.

Fully Air-Conditioned and fully data cabled throughout with Communications Cabinet and Rack remain in place.

The offices have two undercover Tenant Car Parks plus adequate on-site Customer Parking.

It has to be up with the very best of any executive office Lease sites in the CBD and is very well priced to market expectations.

### For Lease

\$45,000 Per Annum + Outgoings + GST

### Additional Details

#### Building

Whole

#### Tenure Type

Vacant Possession

#### Zoning

REGIONAL  
CENTRE  
(TOOWOOMBA)



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Qld Hot Property - TOOWOOMBA CITY  
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