



lux
COMMERCIAL

Regional Medical Investment - Brand New 5 Year Lease

For Sale

UNDER CONTRACT
Expression of Interest
Under Contract

Medical/Consulting

24/5 Innovation Parkway, Birtinya, Qld 4575

Floor Area:

116 m²



Property Description

- **5 year Lease Commencing 1 October 2021**
- **Security of National Tenant Covenant**
- **Situated in Sunshine Coast Health Hub**

Luxe Commercial are pleased to present an excellent regional medical investment located in the medical hub of the Sunshine Coast, Birtinya.

The asset is underpinned by a brand new five year lease to a national tenant, Birtinya Skin Surveillance Skin Cancer Centre, comprising 116sqm in net lettable area and is located on the top floor of Sunshine Coast's Surgical & Specialist Centre with views across Lake Kawana.

Key investment highlights include:

- + 116sqm* of net lettable area and includes an impressive medical fit out.
- + Brand new five year lease with 2.5% annual increases and options until 2036.
- + Income provided by national tenant - Skin Surveillance Skin Cancer Centre.
- + Strategically located on Innovation Parkway and within the Birtinya Health Hub.
- + 3 exclusive car parks on title and ample onsite ground floor parking provided to visitors.
- + Close proximity to Sunshine Coast University Hospitals and major arterial roads.

Expressions of Interest closing Thursday 28 October at 4.00pm AEST (unless sold prior)

For further information and access to the detailed due diligence file please contact the exclusive marketing agent

Additional Details

Building
Partial

Tenure Type
Tenanted
Investment

Car Spaces
6

24/5 Innovation Parkway, Birtinya, Qld 4575



Chris Sales
0404866520

Matthew Beaumont
0428822296

LUXE COMMERCIAL

Suite 1, 26 Duporth Ave, Maroochydore Qld 4558