



## REDUCED ASKING PRICE - BEST VALUE IN SPRING HILL

Offices

457 Upper Edward Street, Spring Hill, Qld 4000

**Floor Area:** 113.0 m<sup>2</sup> - 274.0 m<sup>2</sup>

### Property Description

- Fully fitted opportunity
- Cusp of CBD
- 400m to Train

The property is conveniently located along Upper Edward Street, just up the road from Central Railway Station, with ample bus stops within easy walking distance. Close to all staff amenities, and easy access to major arterials.

CBRE & Elders Commercial are pleased to exclusively present for lease 457 Upper Edward Street, Spring Hill.

This newly refurbished tenancy located on level 2 offers a rare opportunity to occupy a modern fitted out office in Spring Hill, only a short distance from the Brisbane CBD.

Located at the top of Upper Edward Street, the building is strategically positioned within walking distance of the Brisbane CBD, Central Train Station, surrounding bus stops and café options.

Further features of the property include:

- 161sqm\* office tenancy
- Fitted out space including 6 work stations (opportunity for more), 2 offices, boardroom & kitchenette.

**Leased**

Leased: Wed 10-Mar-21



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