



## Occupy or Invest - Perfect Starter Office Located in Corridor

**For Sale or Lease**

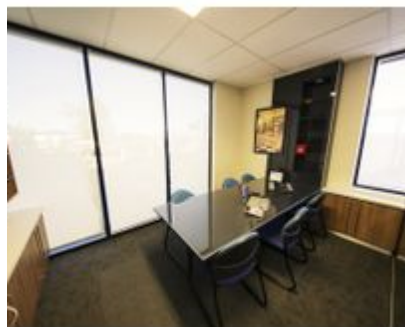
Offers Over \$310,000, Lease \$350  
Per Sqm Net + GST

Offices

Corridor Business Centre, Suite 110 58-60 Manila, Beenleigh, Qld 4207

**Floor Area:**

76 m<sup>2</sup>



## Property Description

---

Situated within Beenleigh's unmatched premier office complex, this space lends itself to an array of tenants/buyers including NGO's, owner-occupiers or investors. It is less than a 10 minute walk to the train station and has ample onsite parking. The site also has the following key features:

- \*76sqm of GLA
- \*3 underground secured car parks
- \*High speed internet - optic fibre
- \*High quality Tenant mix, including Logan City Council and NDIS Contracted Tenants
- \*Large windows providing excellent light throughout
- \*Male/Female/Disabled amenities located within the building
- \*Occupy with or without current fit out
- \*Available Now !

AVAILABLE SPACE: 76sqm

Beenleigh is defined by the Queensland government as a key metropolitan centre within South East Queensland. Situated on the Pacific Motorway, access to both the Gold Coast and Brisbane for employment, business, leisure and other activities are excellent. Beenleigh is the business services centre for the developing Yatala Enterprise Area to the South. Qld Rail Service has trains departing and returning to Beenleigh Train Station, the rail service has trains going to all destinations between Beenleigh to the CBD of Brisbane and to the Gold Coast.

Corridor Business Centre, Suite 110 58-60 Manila, Beenleigh, Qld 4207



**Sam Marshall**  
0428 790 007

**Tony Hope**  
0427 703 990

---

**LJ Hooker Commercial - Brisbane**  
6/3370 Pacific Highway, Springwood Qld 4127