



Alexandra Headland, 12/140-144 Alexandra Parade

For Lease —Functional Warehouse Suited to Pilates, Yoga or PT Studio

LJ Hooker Commercial Sunshine Coast is pleased to present Suite 12, 140—144 Alexandra Parade, Alexandra Headland for lease. Positioned directly opposite the beach and located within the Aquarius Resort, this 77m²* ground-floor space offers an exceptional opportunity for fitness, yoga, Pilates, or wellness operators seeking a high-profile, coastal setting.

Flooded with natural light and featuring a generous open-plan layout with high ceilings, the tenancy has been recently refurbished with modern flooring and ducted air conditioning throughout, making it immediately functional for a range of indoor recreation or allied health uses.

Key Features:

 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Lease
\$3,750/Month + GST

Building Area
77sqm

Contact
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Sunshine Coast
(07) 5409 4888

- 77m²* open-plan layout ideal for movement-based activities
- High ceilings and ducted air conditioning
- Freshly renovated with modern finishes
- Zoned for multiple uses: fitness, studio, medical, retail, or office
- Gross lease —outgoings included in the rent
- Prime beachfront location with strong pedestrian traffic
- Surrounded by cafes, shops, and lifestyle amenities

For Lease: \$45,000 + GST (Gross Lease)



Opportunities this well-positioned don't last long. For further information or to arrange a private inspection, contact exclusive agent Reid Capp on 0419 719 580.

More About this Property

Property ID	CJHZK
Property Type	Retail
Building Area	77 m2

Reid Capp 0419 719 580

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