



## Birtinya, 18/5 Innovation Parkway

### NEW PRICE: Medical Suite with Stunning Lake View For Sale

Reid Capp of LJ Hooker Commercial is proud to present Lot 18, Sunshine Coast Surgical & Specialist Centre, for Sale or Lease.

This fully fitted 128m<sup>2</sup> medical suite\* is located on the 3rd level of the prestigious centre in Birtinya, within a thriving medical precinct. It offers a unique opportunity to own or lease in this high-demand location, just 1km from the Sunshine Coast University Hospital and Ramsay Private Hospital.

#### Key Features:

- 128m<sup>2</sup> medical suite\* with premium fit-out
- North-facing with stunning views of Lake Kawana
- Fully fitted with reception, consult rooms, work areas, storage, and kitchenette (external)



**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 Sale/Lease

Offers Over \$900,000 Plus GST

#### Building Area

128sqm

#### Contact

##### Reid Capp

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rcapp@ljhsc.com.au

##### David C Smith

0412 712 680  
davidcsmith@ljhsc.com.au

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**(07) 5409 4888**

toilet)

- 3 exclusive basement car parks + visitor parking
- Direct lift access to the 3rd level
- Surrounded by top medical professionals, including GPs, specialists, pathology, and pharmacy
- Prime location in Sunshine Coast's high-growth medical precinct

This property offers a rare chance to be part of a highly sought-after specialist centre in a rapidly expanding area.

For further information or to schedule a private inspection, please contact Reid Capp at 0419 719 580.

## More About this Property

Property ID	CCHZK
Property Type	Medical/Consulting
Building Area	128 m2

### Reid Capp 0419 719 580

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### David C Smith 0412 712 680

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