





401/11 Eccles Boulevard, Birtinya

Premium Medical Suite in the Heart of Major Health Precinct

Positioned within the highly regarded Pulse Oceanside Specialist building, Lot 401, 11 Eccles Boulevard offers a rare opportunity to secure a turnkey medical suite in one of the Sunshine Coast's most established health precincts. Located adjacent to the Sunshine Coast University Public Hospital, the property is ideally suited to medical, allied health or specialist consulting operators seeking proximity to major health infrastructure.

The tenancy benefits from an existing medical fit-out, excellent natural light and elevated Lake Kawana views from its corner position on Level 3. With six exclusive car parks, the suite provides one of the strongest car parking allocations within the building, supporting both staff and client convenience.

Features:

- 178sqm* net lettable area
- Existing medical fit-out with large reception, five consulting rooms and two treatment rooms
- Six exclusive podium-level car parks
- Corner position on Level 3 with good natural light and views over Lake Kawana

FOR LEASE
$79,992 + outgoings & GST

BUILDING AREA
178sqm

AGENTS
Justin Eastwell
0408 458 014
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AGENCY
Sunshine Coast
(07) 5409 4888

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.

LJ Hooker Commercial

- Dual lifts servicing the floor
- Shared Amenities including PWD
- Opposite the Sunshine Coast University Public Hospital
- Incentives on offer subject to commercial terms

To arrange an inspection, contact Justin Eastwell of LJ Hooker Commercial.

- Approx.

^subject to commercial terms

MORE DETAILS

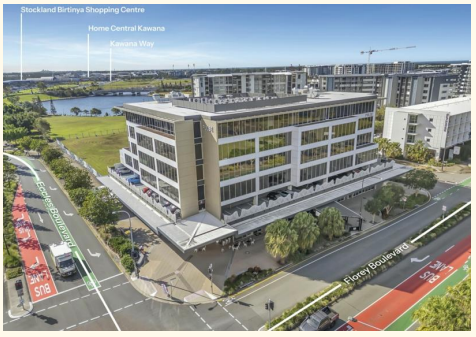
Property ID	JAHZK
Property Type	Medical/Consulting Offices
Building Area	178 m2
Outgoings	$22,396.00
Parking	6











Justin Eastwell 0408 458 014
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