



## Brisbane Airport, 107, 3A/2-6 Leonardo Drive

Secure 8.5% Return with Government Tenant: Prime Leasehold Opportunity in Brisbane

We are excited to present a rare opportunity to acquire a high-yielding leasehold property in Brisbane, offering an attractive 8.5% return. This investment comes with the added security of a long-term government tenant, providing stability and reliable income—a combination that's increasingly difficult to find in today's market.

### Key Features:

- Long-standing Government tenant since 2009
- Current net income of \$142,531 per annum plus GST\*
- Tenant pays 100% outgoings
- CPI annual increases with market reviews at the options
- Well located in the Brisbane Airport Business precinct
- Stamp duty and transfer expenses are tax deductible due to the Crown Lease

 **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 Sale**  
Offers to Purchase

**Building Area**  
300sqm

**Contact**  
**Tara Imlach**  
0452 418 343  
tara@ljhookersgc.com.au

**Teresa Skordou**  
0424 054 226  
teresa@ljhookersgc.com.au

**Southern Gold Coast**  
**(07) 5576 5500**

## Why Brisbane Airport?

- Prime Location: Thriving economic growth and top-tier infrastructure
- High Connectivity: A steady stream of business opportunities
- Future-Proof Investment: Continuous infrastructure investment ensures long-term growth
- Strong Demand: Proximity to major transport hubs guarantees high tenant interest and attractive yields

Don't miss this opportunity to add a secure, high-return asset to your portfolio. Contact us today for more information: Tara Imlach, Beau Cater, or Teresa Skordou at LJ Hooker Commercial SGC.

### Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## More About this Property

<b>Property ID</b>	1KTHXB
<b>Property Type</b>	Offices
<b>Building Area</b>	300 m <sup>2</sup>

### Tara Imlach 0452 418 343

Head of Commercial Sales and Leasing | [tara@ljhookersgc.com.au](mailto:tara@ljhookersgc.com.au)

### Teresa Skordou 0424 054 226

Commercial Sales & Leasing Specialist | [teresa@ljhookersgc.com.au](mailto:teresa@ljhookersgc.com.au)

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1/18 Park Ave, BURLEIGH HEADS QLD 4220

[southerngoldcoast.ljhcommercial.com.au](http://southerngoldcoast.ljhcommercial.com.au) | [commercial@ljhookersgc.com.au](mailto:commercial@ljhookersgc.com.au)

