



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

Commonwealth Backed Income in Brisbane Airport Precinct

LJ Hooker Commercial Southern Gold Coast is proud to present to the market for sale suite 107, 3A on Leonardo Drive, Brisbane Airport: a secure, high yielding leasehold investment underpinned by long term Commonwealth occupancy. Positioned within the tightly held Da Vinci Business Park, this is a rare opportunity to secure a defensive commercial asset in one of Queensland's most strategic infrastructure precincts.

This is a government backed income stream in a blue chip airport location.

The property is leased to the Commonwealth of Australia, represented by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts. Importantly, the Tenant has recently exercised its two-year option, extending the lease expiry to 9 March 2028, reinforcing continuity of occupancy and income security.

Investment Highlights:

- Long standing Commonwealth tenant since 2009
- Lease extended to 9 March 2028

FOR SALE

\$1,650,000

BUILDING AREA

300sqm

AGENTS

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- Net income of \$115,897.50 pa + GST
- Tenant pays 100% of outgoings
- CPI increases with market reviews at option periods
- Located within Brisbane Airport's established business precinct
- Crown Lease structure with tax deductible stamp duty and transfer expenses

Brisbane Airport is a 24/7 international gateway and a critical trade and logistics hub for Queensland. With continued infrastructure investment and strong economic growth across Brisbane, assets in this precinct remain tightly held and highly sought after.

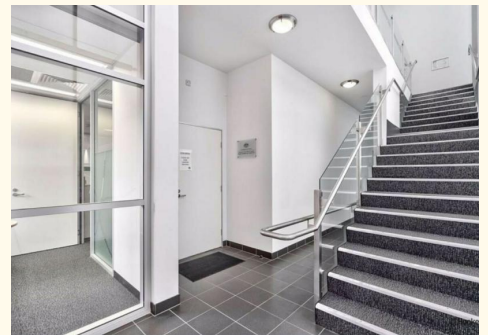
You're not buying leasehold risk here, you're securing long term Commonwealth occupancy in Brisbane Airport.

Defensive, secure and income focused investments of this calibre are increasingly difficult to replace.

For investors seeking certainty, durability and institutional grade tenancy, this opportunity demands attention.

Disclaimer:

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MORE DETAILS

Property ID	1WPHXB
Property Type	Offices
Building Area	300 m2
Parking	18

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