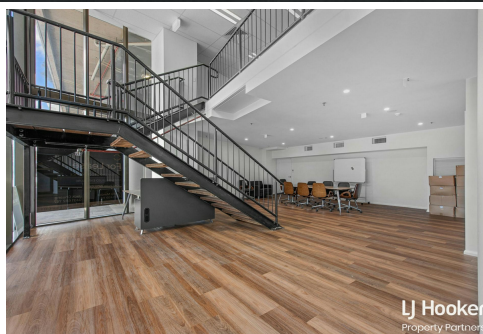
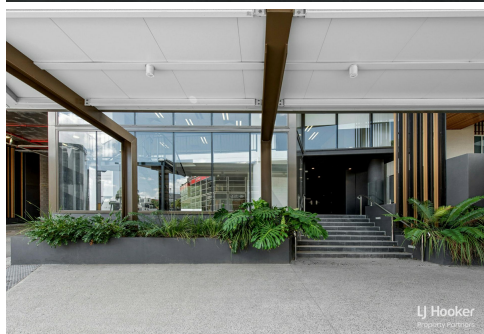


40101/1033 Ann Street,  
Fortitude Valley

**LJ Hooker**  
Property Partners



## Fortitude Valley, 40101/1033 Ann Street

HIGH EXPOSURE COMMERCIAL SITE IN THE HEART OF THE VALLEY

Looking for the perfect city-fringe home base for your business venture? Well, if you like the sound of a well-lit, contemporary space that will put your brand in front of around 40,000 vehicles daily, plus foot traffic, then look no more.

Located at the base of Fortitude Valley's stunning Capri Apartments, one of Brisbane most luxe high-rise residential complexes, this spacious 2-storey commercial site has all the foundations you need to create a unique office, retail outlet or showroom.

The facade is a winner on its own. Two storeys of street facing glass give a hint of what's inside this stunning space - and it's even better when you walk

**Tender**

**Building Area**

168sqm

**Contact**

**Emily Xiong**

0401 056 588

[emilyxiong@ljhpp.com.au](mailto:emilyxiong@ljhpp.com.au)



**LJ Hooker Property Partners**  
**07 3344 0288**

**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.

through the front doors.

With soaring ceilings and a striking internal staircase, the spacious ground level is ideal for customer-facing activity. Light-filled and with sumptuous timber floors, this is a room that naturally feels welcoming. Better still, with its neutral toned walls, you can easily customise this space to reflect your brand style with artworks or additional floor coverings.

Head up the timber-stepped staircase and discover another whole floor of highly functional working area. Predominantly carpeted, this level can comfortably accommodate multiple workstations and a board table.

There is also a standalone, timber floored kitchen on the second level - well-appointed to cater for client and staff needs.

Additional features include:

- Total interior area 168m2 over two levels with rare high ceiling
- Ducted A/C
- Lush landscaping at front entry with full glass facade
- 1km from the Brisbane CBD
- Close to Fortitude Valley train station and multiple bus routes
- Double car space

High-traffic commercial sites like this one do not come up every day. Contact Emily Xiong soon to get further details.

Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 39 831 978 227 / 21 107 068 020

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## More About this Property

**Property ID** 62H7F4R

**Property Type** Retail

**Building Area** 168 m<sup>2</sup>

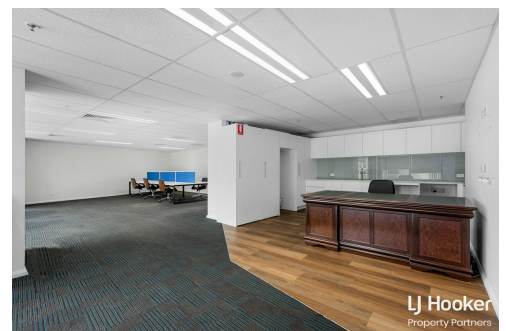
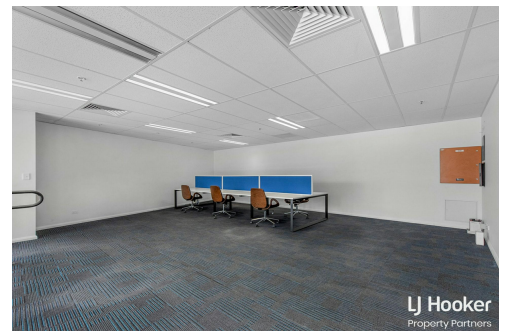
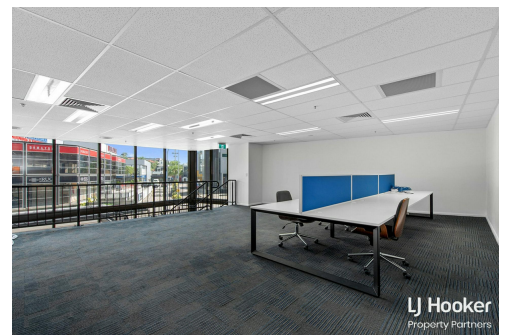
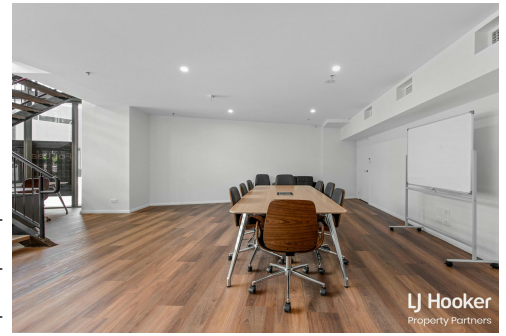
### Emily Xiong

Agent/Independent Contractor | [emilyxiong@ljhpp.com.au](mailto:emilyxiong@ljhpp.com.au)

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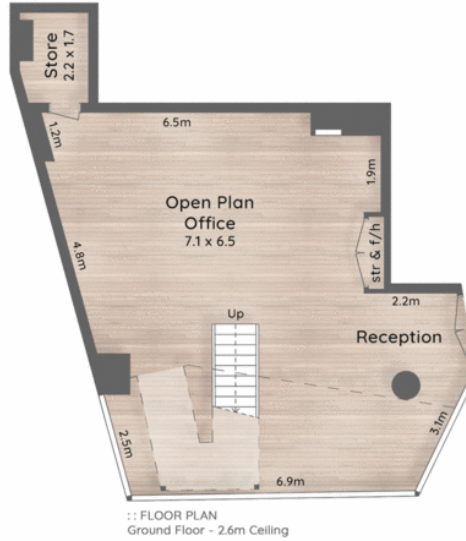
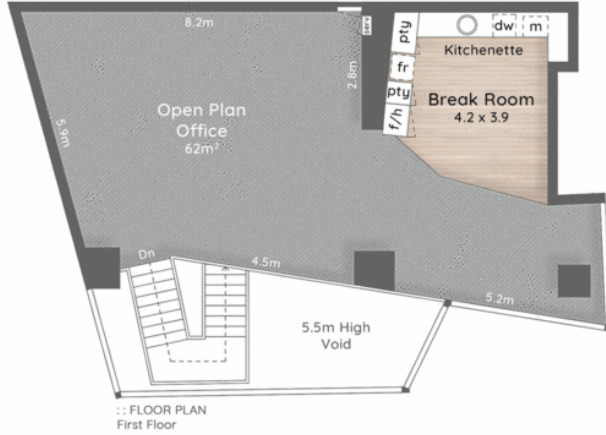


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**07 3344 0288**



← NORTH



ANN STREET

40101/1033 Ann Street FORTITUDE VALLEY

Total Internal Area 168m²  
First Floor Void 21m² | Carspaces 26m²

**pdc.**  
space brought to life

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