



Maroochydore, 7 The Esplanade

High Exposure Beach Front Shop/Office on Cotton Tree Esplanade

LJ Hooker Commercial Sunshine Coast is pleased to present two outstanding leasing opportunities in the heart of Cotton Tree. Positioned along The Esplanade, these well-appointed suites offer a rare blend of functionality, visibility, and lifestyle —just metres from the beach.

Each suite includes 2 exclusive car parks, with ample surrounding street parking available in the popular Cotton Tree precinct.

Level 1 —First Floor Office Space

Size: 100—130m²*

Price: Contact Agent

Key Features:

 **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 Lease
Contact Agent

Building Area
86-130sqm

Contact
Reid Capp
0419 719 580
rcapp@ljhsc.com.au

Julie Stewart
0418 700 140
jstewart@ljht.com.au

Sunshine Coast
(07) 5409 4888

- 3 private offices + large built-in office desk area
- Reception space and dedicated kitchenette
- Rear balcony for staff break-out or fresh air
- Air-conditioned throughout with ample natural light
- Ideal for professional services, medical, allied health, or consultancy

Suite 1a —Ground Floor Beachfront Exposure

Size: 86m²*

Price: \$46,440 + Outgoings + GST

Key Features:

- High-profile position on The Esplanade
- Full-height glass frontage with abundant natural light
- Exclusive use of front patio —ideal for branding or client seating
- Dual access (front and rear) for convenience
- Flexible open-plan layout to suit office, retail, wellness, or boutique showroom use

Don't miss this opportunity to secure premium commercial space in one of the Sunshine Coast's most desirable coastal locations.

Contact the marketing agents for more information or to arrange an inspection:

Julie Stewart —0418 700 140

Reid Capp —0419 719 580

More About this Property

Property ID	CRHZK
Property Type	Offices
Building Area	86-130 m ²

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Commercial Sales & Leasing Associate | rcapp@ljhsc.com.au

Julie Stewart 0418 700 140

Director | jstewart@ljht.com.au

Sunshine Coast (07) 5409 4888

12B, 26 Duporth Ave, MAROOCHYDORE QLD 4558

sunshinecoast.ljhcommercial.com.au | admin@ljhsc.com.au

