



## Maroochydore, 21/13 Norval Court

For Sale/Lease - Spacious Office Fit Out

LJ Hooker Commercial Sunshine Coast is pleased to present Suite 21 of The Corporate Centre, 13 Norval Court, Maroochydore 4558, for sale or lease, by EOI.

The building is approx. 12 years old and is centrally located off both Maud Street and Sugar Road roundabout and is just a driver and pitching wedge from the new Maroochydore City Centre.

The Corporate Centre boasts 2 lifts, modern amenities, including PWD toilets and showers.

Key Attributes of the property include:

- 41 sqm of net lettable area
- 20 sqm of additional balcony space
- 2 secure carparks located under the building
- Open plan kitchenette

 **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**  
Contact Agent

**Building Area**  
41sqm

**Contact**  
**David C Smith**  
0412 712 680  
davidcsmith@ljhsc.com.au

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

**Sunshine Coast**  
**(07) 5409 4888**

- Ambiguous lighting, with all windows and doors fitted with pull down blinds
- Recently replaced hot water system and air conditioning unit
- Visitor car parking

For further information or to schedule a private inspection, please contact our exclusive marketing agents David C Smith on 0412 712 680 or Reid Capp at 0419 719 580.

## More About this Property

<b>Property ID</b>	BWHZK
<b>Property Type</b>	Offices
<b>Building Area</b>	41 m2

### David C Smith 0412 712 680

Licensed Real Estate Agent | davidcsmith@ljhsc.com.au

### Reid Capp 0419 719 580

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

### Sunshine Coast (07) 5409 4888

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