

## Mermaid Beach, 1-7/2563 Gold Coast Highway

### High-Traffic Exposure Headquarters

This exceptional office space located along the prestigious Gold Coast Highway in the sought-after Mermaid Beach precinct, presents an unparalleled opportunity for businesses seeking high visibility, convenient access, and a professional workspace. The combination of prime exposure, ample parking, and spacious floor area makes this property an ideal choice for a variety of commercial uses.

The premises are meticulously fitted out and can accommodate a wide range of operations, from corporate headquarters to retail or medical services.

#### Key Features:

- 430sqm\* of versatile floor space
- Private offices and multiple meeting rooms

# LJ Hooker

**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**  
Offers to Lease

**Building Area**  
430sqm

**Contact**  
**Jack Young**  
0404 035 871  
jack@ljhookersgc.com.au

**Dominic Eaves**  
0433 751 733  
dominic@ljhookersgc.com.au

**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**



- Expansive open-plan reception area
- Dedicated cyclorama/studio
- Fully equipped, self-contained kitchen
- Multiple split-system air conditioners for year-round comfort
- 7 exclusive car parks
- Exceptional exposure to the Gold Coast Highway

This property offers an outstanding opportunity to establish your business in a prominent location. Perfect for those looking to elevate their corporate profile while benefiting from a strategic, high-traffic position.

For further information or to arrange a private inspection, please contact exclusive listing agents Jack Young - 0404 035 871 and Dominic Eaves - 0406 541 278.

\*Approximate

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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

Property ID	1TUGF47
Property Type	Offices
Building Area	430 m <sup>2</sup>

**Jack Young 0404 035 871**

Commercial Property Manager | [jack@ljhookersgc.com.au](mailto:jack@ljhookersgc.com.au)

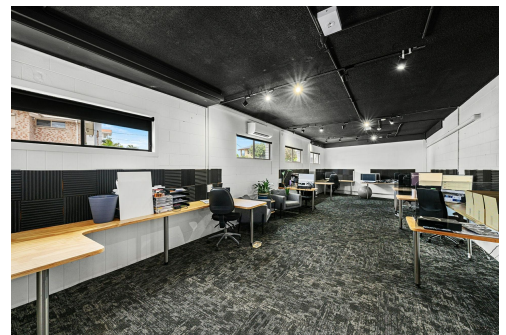
**Dominic Eaves 0433 751 733**

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