



11/68 Jessica Boulevard, Minyama

## First Floor Office with Abundant Natural Light

Positioned just off Nicklin Way, this well-located office enjoys excellent connectivity within the heart of the Kawana precinct, approximately 800m to Kawana Shopping World and just 3km\* to Mooloolaba.

Offered for sale with vacant possession, the property presents an ideal opportunity for both owner-occupiers and investors seeking to secure a functional office in a tightly held coastal market.

### Key Features:

- Level 1 office of approximately 113sqm\*
- Functional layout comprising a meeting room plus large open plan workspace
- Exclusive kitchen and bathroom amenities
- Multiple on-site car parks, complemented by ample street parking
- Located within the Local Centre Zone, supporting a range of commercial uses
- Highly accessible position just off Nicklin Way

This is a rare opportunity to secure a well-positioned office in a high-demand coastal location, with flexibility for immediate occupation or future investment.

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**  
113sqm

### AGENTS

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

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

### AGENCY

Sunshine Coast  
(07) 5409 4888

 **LJ Hooker Commercial**

To arrange an inspection, please contact David C Smith or Reid Capp of LJ Hooker Commercial Sunshine Coast.

## MORE DETAILS

Property ID	H5HZK
Property Type	Offices
Building Area	113 m2

### Reid Capp 0419 719 580

Commercial Sales & Leasing Executive | [rcapp@ljhsc.com.au](mailto:rcapp@ljhsc.com.au)

### David C Smith 0412 712 680

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