







# Palm Beach, 3/1172 Gold Coast Highway

Now Back on the Market for Lease - Don't Miss Out!

Introducing this perfect commercial space to elevate your business on the Gold Coast! Suite 3 of 1172 Gold Coast Highway in Palm Beach offers an exceptional two-level commercial suite located in the CBD. With prominent main road exposure, this property offers unparalleled visibility.

### Key Features:

- 179sqm\* of versatile space across two levels
- Flexible zoning for various businesses
- Modern interior with high ceilings and floor-to-ceiling glass
- Convenient facilities: 2 toilets, shower, kitchen
- Front patio with manicured gardens
- Neighboring sushi business
- Ample rear council parking
- Great signage exposure

For Lease \$6,700 pcm + GST

**Building Area** 179sqm

Contact **Beau Cater** 0415 131 494 beau@ljhookersgc.com.au

Tara Imlach 0452 418 343 tara@ljhookersgc.com.au

**Southern Gold Coast** (07) 5576 5500

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Allocated onsite parking
- Available for immediate occupancy, long-term lease options

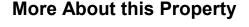
In Palm Beach, a lively coastal suburb, you'll find a bustling commercial hub filled with businesses like cafes, shops, and restaurants. This vibrant area accommodates various professionals, retailers, and office spaces, creating an environment ripe for growth. With a recent surge in population and ongoing development, the demand for services has increased, providing ample opportunities to serve a growing customer base. From trendy cafes to boutique shops, Palm Beach CBD attracts locals and visitors alike, offering a dynamic setting for business expansion and success.

For more information or to arrange your inspection, please contact listing agent Beau Cater on 0415 131 494 or Tara Imlach on 0452 418 343.



### Disclaimer:

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.



Property ID	1CNHXB
Property Type	Offices
Building Area	179 m²

### Beau Cater 0415 131 494

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