

469 Ruthven Street, Toowoomba City

## Flexible Office Solutions at the Saba Building

Having undergone significant and groundbreaking refurbishments since 2015, the SABA Building is a contemporary space that marries the historical characteristics of the old with the new. The property boasts an impressive tenancy mix with Finch Café, Aspect Architects and Project Managers, Hallewell Law and Loulaki.

Located in the vibrant heart of Toowoomba's CBD, this A-grade property presents an exceptional opportunity for businesses seeking a professional, ready-to-occupy space in a high-exposure location.

Immaculately presented and featuring a modern fit-out, the property is perfectly suited to a wide range of professional services. Its functional layout and strong position within the city's commercial core make it an ideal choice for businesses looking to combine quality, convenience, and visibility.

### Key Features:

- grade office suites available from 62sqm -212sqm
- " High-profile CBD location with excellent foot traffic
- " Professional fit-out —ready for immediate occupation
- Suitable for consultants, financial services, legal, or allied health

**FOR LEASE**  
Contact Agent

**BUILDING AREA**  
62-212sqm

### AGENTS

Christopher Stewart  
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cstewart@ljht.com.au

Gillian Ross  
0439 416 853  
g.ross@ljht.com.au

### AGENCY

Toowoomba  
(07) 4688 2222

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.

 **LJ Hooker Commercial**

- site car parking available for an additional leasing rate.

For further information or to arrange an inspection, please contact Chris Stewart or Gillian Ross of LJ Hooker Commercial Toowoomba.

## MORE DETAILS

Property ID	10QCG6F
Property Type	Offices
	Medical/Consulting
Building Area	62-212 m2
Land Area	895 m2

**Christopher Stewart 0451 948 001**

Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

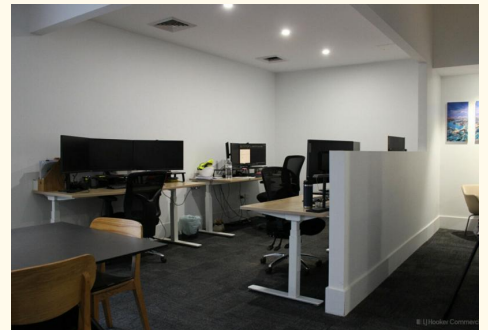
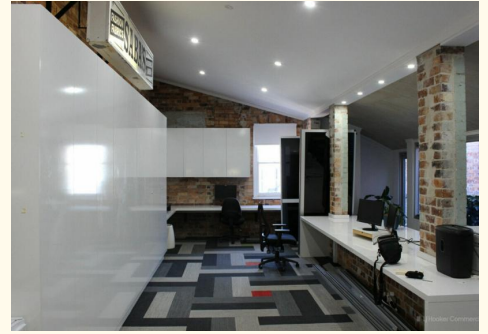
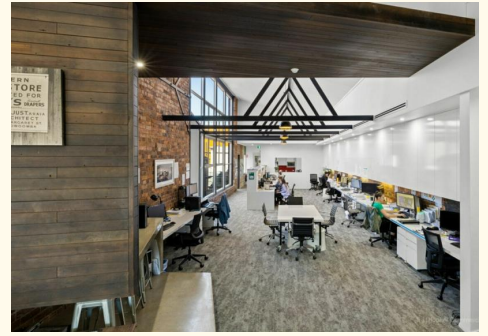
**Gillian Ross 0439 416 853**

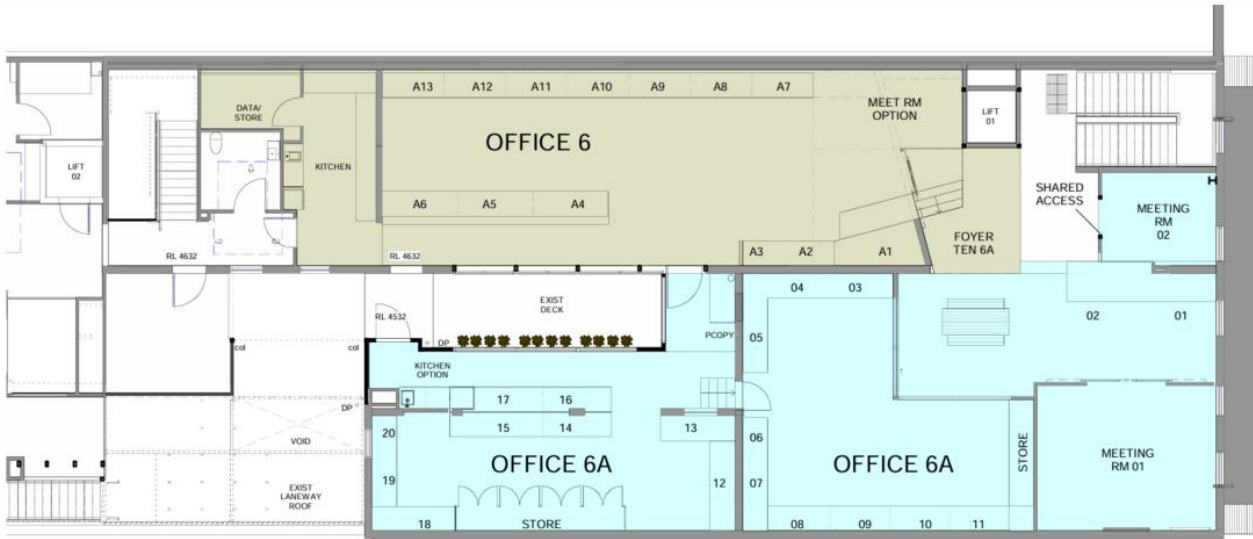
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Tenancy 6 - Link

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