



580 Ruthven Street, Toowoomba City

## A Commanding Corporate Address on the CBD Fringe

LJ Hooker Commercial Toowoomba is pleased to present James Cook Centre, the newly refurbished landmark office building at 580 Ruthven Street, Toowoomba City, now with multiple tenancies available to lease.

Prominently positioned on the high-profile corner of Ruthven and Herries Streets, James Cook Centre offers exceptional exposure in one of Toowoomba's busiest commercial precincts. This A-Grade office complex provides an outstanding opportunity for new or established businesses seeking a strategic, high-traffic location. Ground floor tenancies also present an ideal option for retail or customer-facing uses.

Key Features include:

- Flexible tenancy sizes with cold shell fit out in situ
- Recently completed major building refurbishment
- Secure basement and on-grade car parking available (by negotiation)
- Dual lift access servicing the tower
- Disabled access throughout the property
- Competitive commercial leasing terms with fit-out incentives

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

From \$300/m<sup>2</sup> Net p.a

### BUILDING AREA

327sqm

### AGENTS

Christopher Stewart  
0451 948 001  
cstewart@ljht.com.au

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

### AGENCY

Toowoomba  
(07) 4688 2222

 LJ Hooker Commercial

available (subject to lease conditions)

- Position your business in a modern, centrally located building with strong presence and accessibility.

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

Approximate areas

## MORE DETAILS

Property ID	10N6G6F
Property Type	Offices
Building Area	327 m2
Land Area	2351 m2

### Christopher Stewart 0451 948 001

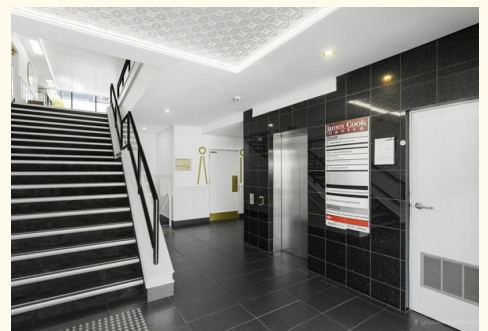
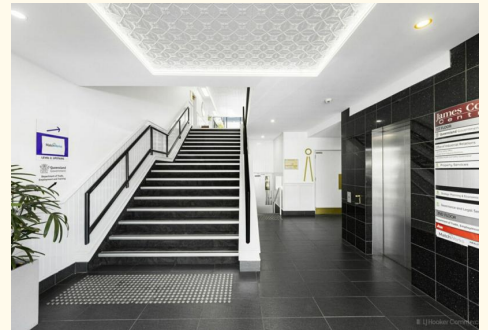
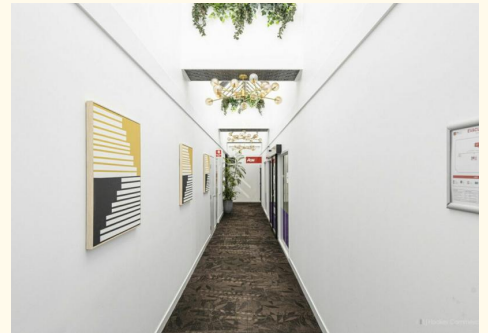
Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

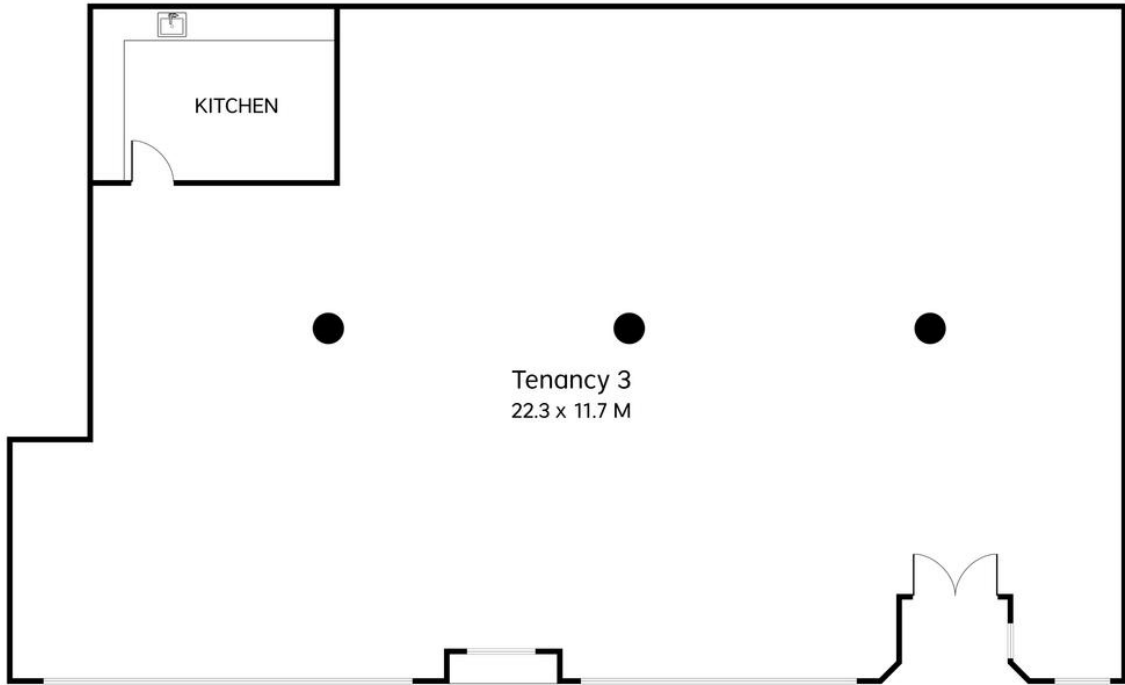
### Gillian Ross 0439 416 853

Commercial Business Development Manager | [g.ross@ljht.com.au](mailto:g.ross@ljht.com.au)

### Toowoomba (07) 4688 2222

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Herries Street Frontage



Total: 246m<sup>2</sup>

580 Ruthven Street  
Toowoomba City



This plan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon.  
Floorplan created by **Vue Digital**