



FF/626 Ruthven, Toowoomba City

## Bare Shell Office With Locational Advantages & High Exposure Location!

The First Floor of 626 Ruthven Street is situated along a high exposure prominent trading corridor making up the south of the Toowoomba CBD Fringe. Ruthven Street is the main street going through Toowoomba and acts as the main arterial road for the New England Highway.

Take this opportunity to place yourself amongst prominent international and local tenants within the Toowoomba Region such as Toyota, Lexus, Hannas, Hertz & Stroud Homes. With the immediate area being anchored with quality tenants, there is traffic constantly teeming pass the site.

The property whilst maintaining a strong CBD Fringe position, has excellent connectivity to the city by being only a 5 minute walk to the Central Business District.

Features Include:

- Flexible floor plates that can be amalgamated or separated
- 282m<sup>2</sup> of Net lettable area ready for fit-out

**FOR LEASE**  
Offers To Lease

**BUILDING AREA**  
282sqm

**AGENTS**

Shane Kennett  
0407 161 513  
skennett@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**

- NDIS compliant with lift access
- Carparks available
- Modern amenities shared amongst tenants
- Owner will assist with fit-out for the right tenant

For more information, please contact Shane Kennett of LJ Hooker Commercial Toowoomba.

## MORE DETAILS

Property ID	1045G6F
Property Type	Offices
Building Area	282 m2
Parking	7

### Shane Kennett 0407 161 513

Senior Commercial Sales & Leasing Executive |  
skennett@ljht.com.au

### Toowoomba (07) 4688 2222

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