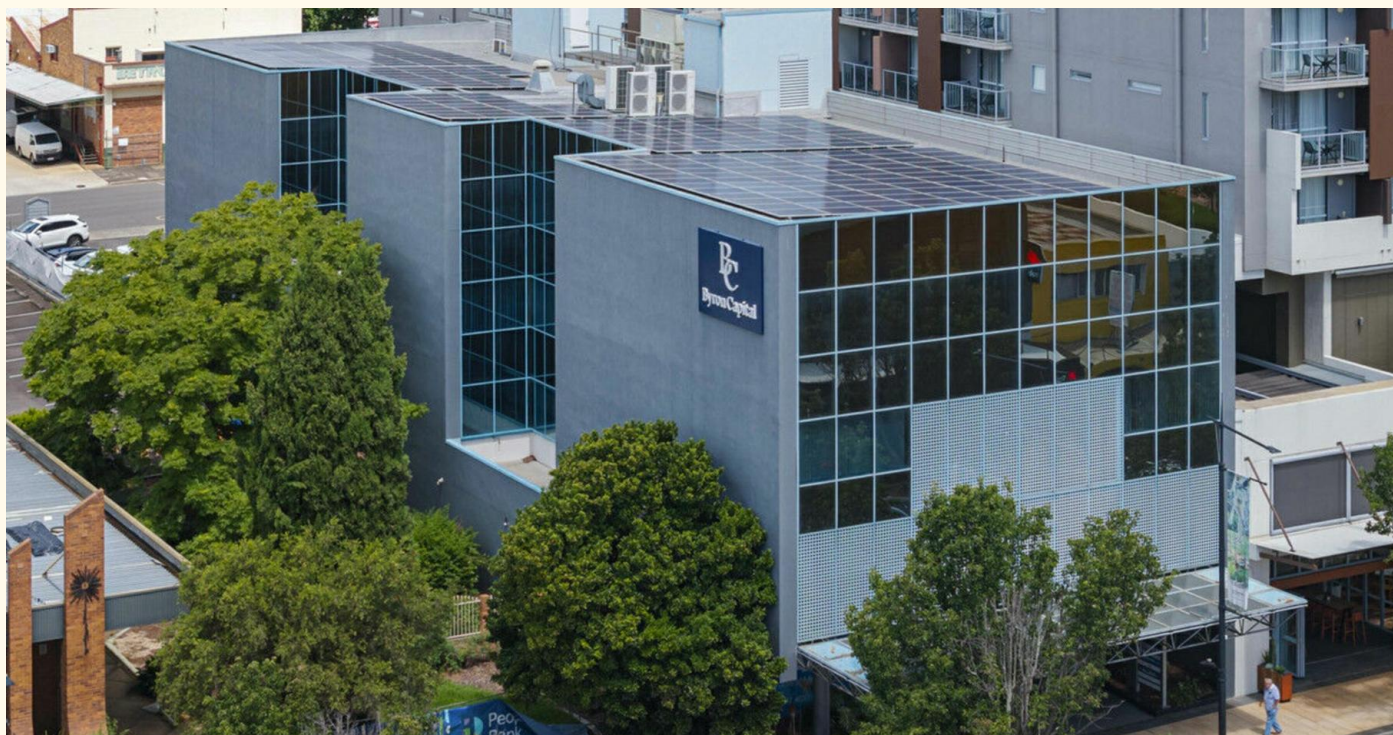


Level 1/516 Ruthven Street, Toowoomba City

A-Grade CBD Office Ready for Fit Out

Located in the heart of Toowoomba bustling CBD, 516 Ruthven Street offers the eventual tenant a well-located tenancy, with onsite carparking and unbeatable employee amenities.

With its proximity to Toowoomba Grand Central shopping centre, Oaks Hotel and all the shops and restaurants Toowoomba CBD has to offer, this property truly has the most unique offering in the market.

Onsite carparking provides additional amenity for the astute employer looking to attract the best employees for their business.

These employee and location amenities are further enhanced onsite by the properties ability to be leased as one floor plate or as separate tenants with the whole floor being stripped back to bare shell with good owner incentives on offer to the eventual tenant.

Current features include:

- Neighbouring newly proposed Peoples Choice bank (directly neighbouring)
- Full Floor plate available with flexibility of delivery from 205sqm up to 711sqm*

FOR LEASE

Contact Agent

BUILDING AREA

320-665sqm

AGENTS

Christopher Stewart

0451 948 001

cstewart@ljht.com.au

Yossi Vagg

0448 193 428

yvagg@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**

- Purposely renovated floors with high calibre tenants in place such as Byron Capital, Bernays Lawyers and Garth Hamilton MP.
- Exclusive use carpark onsite - available at ratio 1:65sqm (8 allocated Per floor)
- Conveniently located near all major nodes of transport and less than two minute walk to Toowoomba CBD.
- Good incentive on offer for capital fit out.

With so much development and refurbishment happening on the Southern end of Toowoomba's CBD, now is the opportunity to take on your new commercial office space before it's all gone.

For more information, please contact the marketing agents Chris Stewart or Yossi Vagg of LJ Hooker Commercial Toowoomba.

MORE DETAILS

Property ID	10BEG6F
Property Type	Offices
Building Area	320-665 m2
Parking	5

Christopher Stewart 0451 948 001

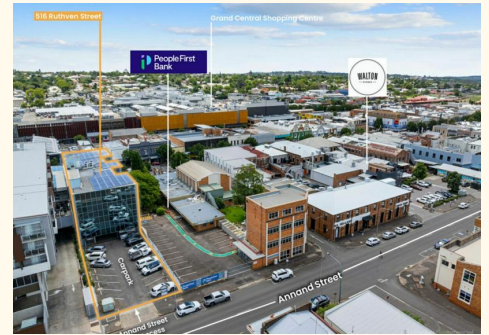
Managing Director | cstewart@ljht.com.au

Yossi Vagg 0448 193 428

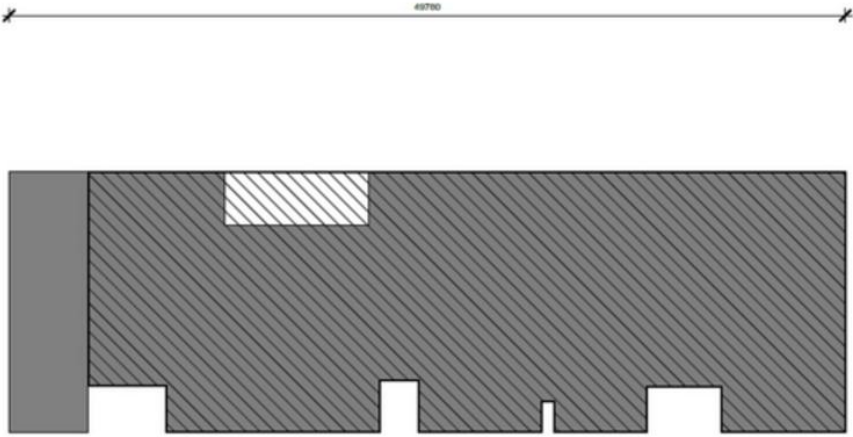
Commercial Sales and Leasing Executive | yvagg@ljht.com.au

Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au



TENANCY PLAN



This drawing is to be used for development use only and is to be issued for tender, building approvals or construction.
COPYRIGHT: Green Line Design (Pty Ltd) 408 77 071 750 000 ©2002 L&L Number: 15 01296 (Rev.004) 09/04/06 - 09/04/06
P. info@greenline.co.za P. 0431 108 002

PROPOSED RENOVATION |

516 RUTHVEN STREET
TOOWOOMBA Q 4350

2427-SK01 [P1] 22/11/24
1 : 200

GREEN LION
DESIGN