



Toowoomba City, Level 1 & 2/516 Ruthven Street

Refurbished Corporate A-Grade Office space in the CBD

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 lessor open to refurbishments to accommodate multiple tenants subject to commercial terms.



Disclaimer: 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
Contact Agent

Building Area
50-665sqm

Contact
Christopher Stewart
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cstewart@ljht.com.au

Toowoomba
(07) 4688 2222

Current features include:

- *Neighbouring newly proposed Peoples Choice bank (directly neighbouring)
- *Full Floor plate available with flexibility of delivery from 50sqm up to 665sqm*
- *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 that 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.

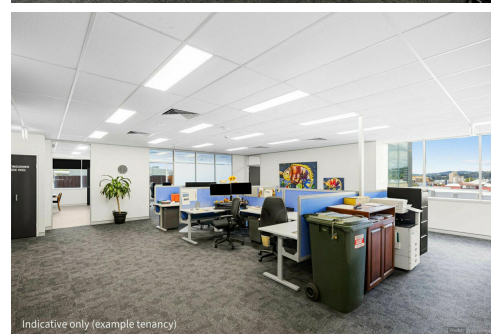
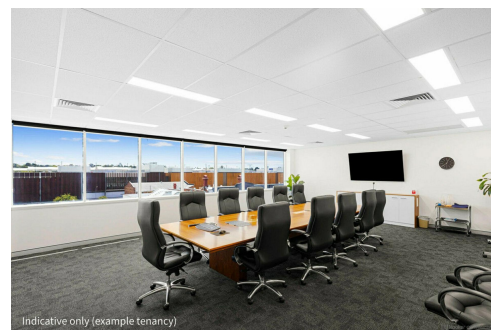
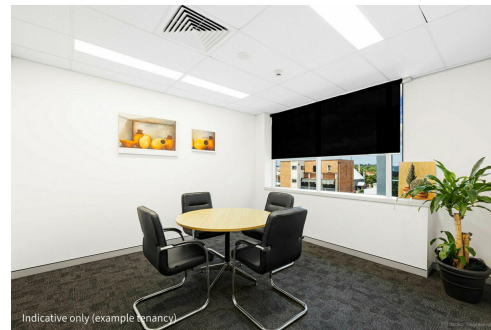
For more information, please contact the marketing agents Chris Stewart of LJ Hooker Commercial Toowoomba.

More About this Property

Property ID	10BEG6F
Property Type	Offices
Building Area	50-665 m ²

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TENANCY PLAN



15420

PROPOSED RENOVATION |

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

GREEN LION
DESIGN