



## Yarrabilba, 26-36 Adler Circuit

### Design Your Ideal Practice —Medical & Allied Health Spaces Now Leasing

LJ Hooker Commercial Southern Gold Coast, in conjunction with LJ Hooker Yarrabilba, proudly presents Adler Medical Centre—a brand-new, high-exposure medical and professional facility in the heart of Yarrabilba.

This purpose-built medical centre is now ready for tenants who want to create a space tailored to their practice. Whether you're a GP, medical specialist, or allied health provider, this is your opportunity to custom fit a tenancy to suit your exact needs in a booming growth corridor.

Flexible tenancy options are available, with spaces ranging from 100sqm to 798sqm\*\*.

#### Key Features:

- Brand-new, medical-approved facility

# LJ Hooker

**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

From \$400p/m2 + Outgoings + GST

#### Building Area

100-800sqm

#### Contact

##### Beau Cater

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**LJ Hooker Southern Gold Coast**  
(07) 5534 4033

- Shell condition —ready for your fit-out
- Tenancy sizes: Suite 5: 105sqm\*, Suite 3: 305sqm\*, Suite 4: 385sqm\*
- Corner position with maximum exposure and signage opportunities
- High ceilings, air-conditioning, and expansive windows for natural light
- Lift access from a professional entry lobby

Property Highlights:

- 56 onsite parking spaces including 2 disabled bays & ambulance access
- Mix of open-air and undercroft parking + bike racks and motorbike bays
- Surrounded by national brands: McDonald's, Red Rooster, 7-Eleven & more
- Positioned in one of Queensland's fastest-growing regions

With rents starting from \$47,500 + outgoings + GST, this is a rare opportunity for GPs and healthcare providers to establish or expand in a thriving community.

Enquire today and start planning your ideal medical space.

Contact Christie Smith on 0419 684 184 to arrange a private inspection.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## More About this Property

Property ID	1U5BF47
Property Type	Medical/Consulting
Building Area	100-800 m2

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