

Yarrabilba, 5,6 & 7/30 Everglade Drive

First Floor Mixed Use Commercial Space Available for Lease in Yarrabilba CBD

MULTIPLE SIZE OPTIONS AVAILABLE

Currently occupied by a sport and recreation training gym, this immaculate, near-new building offers versatile office spaces with lift access and residential apartments above. Perfectly suited for a variety of professional services, this location benefits from high visibility and a constant flow of potential clients and customers.

Current Centre Businesses Include: Dance Studio, Personal Training, Mortgage Choice and a Nail Salon.

Available Size Options:

- Tenancy 4: 132 sqm
- Tenancy 6: 131 sqm

For Lease

From \$2,450 pcm + Outgoings + GST

Building Area

65-287sqm

Contact

Beau Cater

0415 131 494

beau@ljhookersgc.com.au

Tara Imlach

0452 418 343

tara@ljhookersgc.com.au



Southern Gold Coast
(07) 5576 5500

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.

- Tenancy 6a: 66 sqm
- Tenancy 6b: 65 sqm
- Entire Area (including additional private entry/lobby): 287 sqm

Key Features:

- Onsite allocated parking
- Male and female amenities on each floor
- Security access
- Main road exposure
- Prime location in Yarrabilba CBD, close to shopping, schools, and abundant local residences

This is an ideal opportunity to position your business in a thriving community hub. For more information or to arrange an inspection, please contact our listing agents Beau Cater and Christie.

Disclaimer:

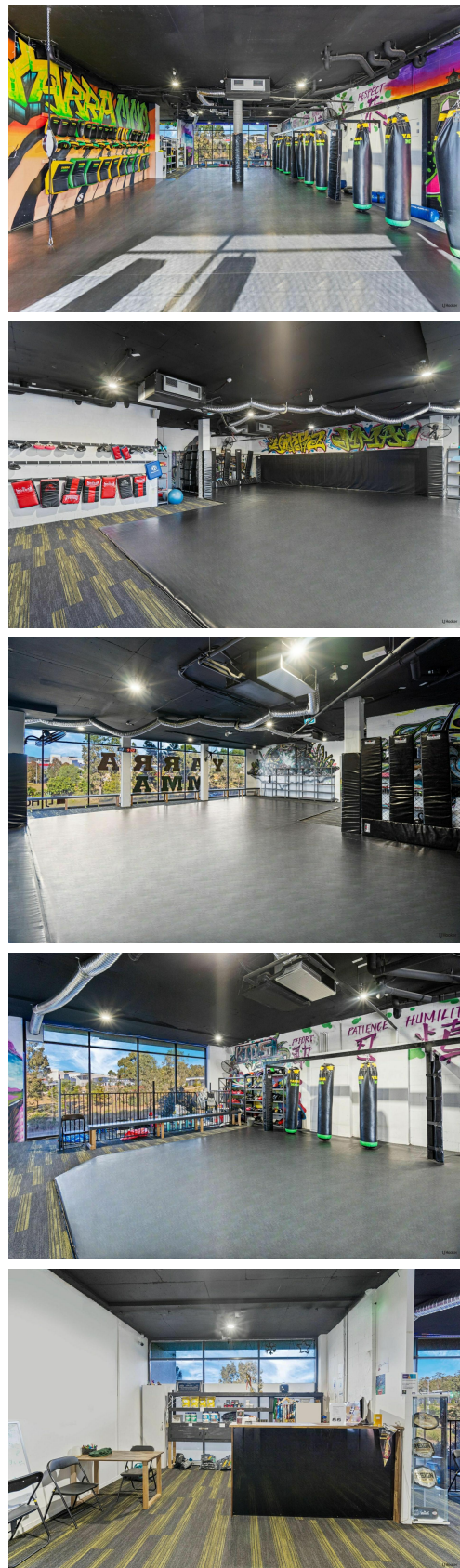
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct 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	1M9HXB
Property Type	Offices
Building Area	65-287 m²

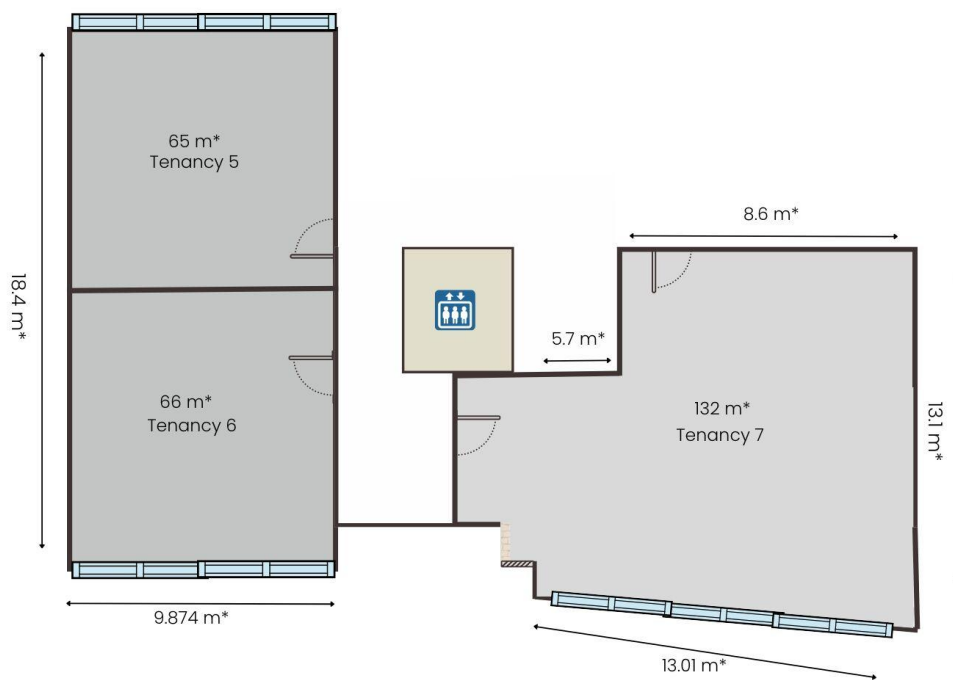
Beau Cater 0415 131 494
 Commercial Sales & Leasing Specialist | beau@ljhookersgc.com.au
Tara Imlach 0452 418 343
 Senior Commercial Sales & Leasing Specialist - Independent Contractor | tara@ljhookersgc.com.au

Southern Gold Coast (07) 5576 5500
 1/18 Park Ave, BURLEIGH HEADS QLD 4220
 southerngoldcoast.ljhcommercial.com.au | commercial@ljhookersgc.com.au



5,6 & 7/30 Everglade Drive

Yarrabilba 4207



Tenancy 5: 65 sqm*
Tenancy 6: 66 sqm*
Tenancy 5 & 6: 131 sqm*
Tenancy 7: 132 sqm*
Total Area: 263 sqm*
Level: First Floor
Car Spaces: 3

Beau Cater
0415 131 494
beau@ljhookersgc.com.au

Tara Imlach
0452 418 343
tara@ljhookersgc.com.au

DISCLAIMER:
Plans shown are only indicative of layout.
Dimensions are approximate.
*Approximate

LJ Hooker