



12/8 Fortitude Crescent, Burleigh Heads

## High Quality 260sqm Commercial Space with On Site Parking

A well appointed 260sqm\* commercial space designed for functionality, flexibility and long-term business success is now available for lease. This quality tenancy provides a practical and efficient layout suited to a wide range of commercial users. With strong value, on-site parking and a versatile footprint, this is a compelling opportunity not to be missed.

- Generous 260sqm\* commercial tenancy
- Functional and adaptable layout
- Suitable for a variety of uses
- Well presented
- Ample on site car spaces
- Competitive rental rate
- Outgoings payable in addition to rent

Positioned within a well-established commercial precinct, the property enjoys excellent accessibility and strong surrounding business activity. Convenient connections to major transport routes ensure ease of access for both staff and clients, while nearby amenities support day-to-day business operations. Surrounded by a diverse mix of

**FOR LEASE**  
\$5,400 pcm (No GST)

**BUILDING AREA**  
260sqm

### AGENTS

Jemima Bennett  
0415 131 494  
jemima@ljhookersgc.com.au

Beau Cater  
0434 863 373  
beau@ljhookersgc.com.au

### AGENCY

Southern Gold Coast  
(07) 5576 5500

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**

professional, service and trade-based businesses, this location offers a practical and well-connected environment for long-term success.

For further information or to arrange an inspection, please contact Tara Imlach 0452 418 343, Beau Cater 0434 863 373 or Jemima Bennett 0415 131 494.

**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 DETAILS**

Property ID	1XYHXB
Property Type	Offices
	Industrial/Warehouse
Building Area	260 m2

**Jemima Bennett 0415 131 494**

Commercial Sales & Leasing Associate |  
jemima@ljhookersgc.com.au

**Beau Cater 0434 863 373**

Commercial Sales & Leasing Specialist | beau@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

