



2/13 Norval Court, Maroochydore

## Maroochydore Office Opportunity with Incentives - Rent-Free or Fit out Available

Positioned within a thriving commercial precinct near the new Maroochydore CBD and Sunshine Plaza. This first-floor office offers the perfect blend of functionality, convenience and coastal lifestyle. all just moments from the beach.

Located within The Corporate Centre, this property is a smart option for businesses looking for an affordable and central office address on the Sunshine Coast.

Flexible lease incentives are available, including potential rent-free periods or fit out contributions, subject to terms.

Key features include:

- 106m<sup>2</sup> net lettable area plus a 16m<sup>2</sup> balcony
- 3 exclusive use secure car spaces
- Current fit out consists of 2 private offices, open-plan area, own kitchenette and access to an exclusive use balcony
- Excellent amenities with showers
- 2 lifts

### FOR LEASE

\$38,160 p.a. plus Outgoings plus GST

### BUILDING AREA

106sqm

### AGENTS

David C Smith  
0412 712 680  
davidcsmith@ljhsc.com.au

Reid Capp  
0419 719 580  
rcapp@ljhsc.com.au

### AGENCY

Sunshine Coast  
(07) 5409 4888

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**

- Ample visitor car parking

Don't miss this opportunity to secure your space in one of Maroochydore's most sought-after locations.

For further details or to arrange an inspection, contact David C Smith or Reid Capp from LJ Hooker Commercial Sunshine Coast.

## MORE DETAILS

Property ID	9BHZK
Property Type	Offices Medical/Consulting
Building Area	106 m2
Outgoings	\$11,727.00
Parking	3



### David C Smith 0412 712 680

Licensed Real Estate Agent | davidcsmith@ljhsc.com.au

### Reid Capp 0419 719 580

Commercial Sales & Leasing Executive | rcapp@ljhsc.com.au

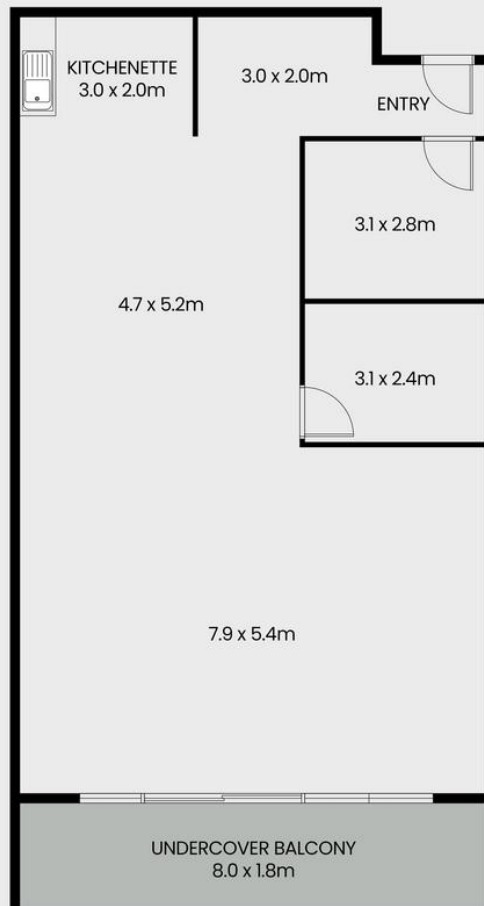
### Sunshine Coast (07) 5409 4888

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## Suite 2 – 13 Norval Court, Maroochydore

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN

