



11/68-70 Township Drive, Burleigh Heads

## Creative Warehouse-Style Office with Mezzanine

Positioned within a modern tilt panel complex, this well presented and highly functional space offers a rare opportunity to secure a creative workspace with genuine flexibility. Jemima Bennett, Beau Cater & Tara Imlach of LJ Hooker Commercial are pleased to present this versatile property, ideal for businesses seeking a clean, open plan environment with character and adaptability. With a combination of ground floor workspace and mezzanine, the layout caters to a range of uses from studio to office or light storage.

- " Modern tilt panel construction
- " Approx. 100m<sup>2</sup> ground floor area
- " Additional 80m<sup>2</sup> mezzanine
- Air conditioned throughout
- Open plan layout with flexibility
- Excellent natural light and airflow
- Internal amenities including kitchenette and bathroom on both levels
- High clearance warehouse style ceiling
- Suitable for creative, studio or professional users
- Available now

Situated in a popular and well regarded commercial precinct, the

### FOR LEASE

Contact Agent

### BUILDING AREA

180sqm

### AGENTS

Jemima Bennett

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### AGENCY

Southern Gold Coast

(07) 5576 5500

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 LJ Hooker Commercial

property benefits from strong surrounding businesses and easy access to major arterial roads. The location offers convenience for both staff and clients, with nearby amenities, services and connectivity supporting day-to-day operations. This is a tightly held pocket known for its mix of creative and industrial users, making it an ideal environment for businesses looking to position themselves within a thriving commercial hub.

This is a quality opportunity to secure a clean, functional and adaptable space in a sought-after location. For further information or to arrange an inspection, please contact Beau Cater or Tara Imlach at LJ Hooker Commercial.

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

#### 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	1X3HXB
Property Type	Industrial/Warehouse
	Offices
Building Area	180 m2
Parking	1

#### Jemima Bennett 0415 131 494

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