



Tenancy 2/6-8 Waterfall Road, Nambour

Large Format Office opposite Nambour General Hospital

- 8 Waterfall Road, Nambour offers a rare leasing opportunity directly opposite Nambour General Hospital, positioning the property at the heart of Nambour's established health and services precinct. The location provides immediate access to the hospital campus, strong daily activity and convenient connectivity for staff, clients and visitors.

Suite 2 comprises approximately 344sqm* of functional and flexible accommodation suitable for a range of professional, health and community-based occupiers. The building is anchored by Anglicare, reinforcing its health and care focus, while the ongoing Nambour Hospital Redevelopment continues to underpin demand for well-located space in this precinct.

Features:

- 344sqm* of professional office accommodation
- Combination of open plan area, five offices and kitchenette
- Secure basement parking with 13 exclusive car spaces
- Ample visitor parking and shared ambulance bay
- Bicycle storage and end-of-trip facilities
- Shared amenities

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

\$85,675 p.a. plus Outgoings plus GST

BUILDING AREA

344sqm

AGENTS

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

AGENCY

Sunshine Coast
(07) 5409 4888

- Incentives available subject to commercial terms

The tenancy is ideally suited to healthcare, allied health, fitness or community service operators seeking a strategic hospital-adjacent location.

To arrange an inspection contact Reid Capp or David C. Smith of LJ Hooker Commercial.

- Approx.

MORE DETAILS

Property ID	A2HZK
Property Type	Medical/Consulting Offices
Building Area	344 m2
Outgoings	\$14,000.00
Parking	13

David C Smith 0412 712 680

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