



BRENDALE
3/27-29 South Pine Road

450 sqm 9

**CORPORATE OFFICE INVESTMENT WITH NEW FIT-OUT
AND SECURE LEASE**

CONTACT AGENT

Property ID	L1305982
Property Type	Offices
Building / Floor Area	450
Car Spaces	9

AGENT

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- Virtual Tour available – <https://my.matterport.com/show/?m=uS8J9Spoy6g> *
- **Secure 5yr Lease to SRJ Walker Wayland until 30 April 2026 + 5yr option**
- **450sqm Modern Ground Floor Office Investment with exceptional fit-out**
- **Returning approx. \$180,000 Net + Outgoings + GST per annum with increase due April 2024**
- 3% or CPI (greater of) annual increases providing strong rental growth
- Great exposure & signage opportunities to South Pine Road
- Exclusive onsite car parks for customers & staff
- Quality mix of open-plan workspace, executive offices & boardrooms
- Full kitchen/lunchroom & bathroom facilities on both levels
- Adjacent to Strathpine Train Station
- Only minutes from Bruce Highway, major arterials & local amenities
- Quality investment and extremely rare – Will be Sold

The property is for Sale by Offers to Purchase

For further information or to arrange an inspection, please contact EXCLUSIVE AGENTS
Raine and Horne Commercial.

Listing ID: 1123748