



6/22 Baildon Street, KANGAROO POINT QLD 4169

Prime office space (114 m2)  
Merchants Commercial is proud to present this great Office/Medical use space fully-fitted. An opportunity to share space with professional tenants like physiotherapy, dentist, an accountant, and financial advisor which attract a lot of foot traffic. Have ample street parking and exclusive parking available. Easy access from Story bridge, walking distance from city cat, and close to arterial routes. Features - Office/ Medical use space 114 m2 - Natural light with a lot of windows - Internal Kitchen - Board rooms and meeting rooms - Air-conditioned - Great views of Story Bridge - Useful balcony space at the rear - Includes exclusive 2 car-parks - Ample street parking and loading bays - Great professional tenancy mix within the complex Outgoings are included - Only pay for water and electricity For more information and inspections, please call Merchants Commercial Immediately

LAND INFORMATION:	
Square feet	: 132
BUILDING INFORMATION:	
Built on	: 0
Remodeled on	: 0
Number of Floors	: 1
Floor area (Lower Level)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 0
CONVENIENCE:	