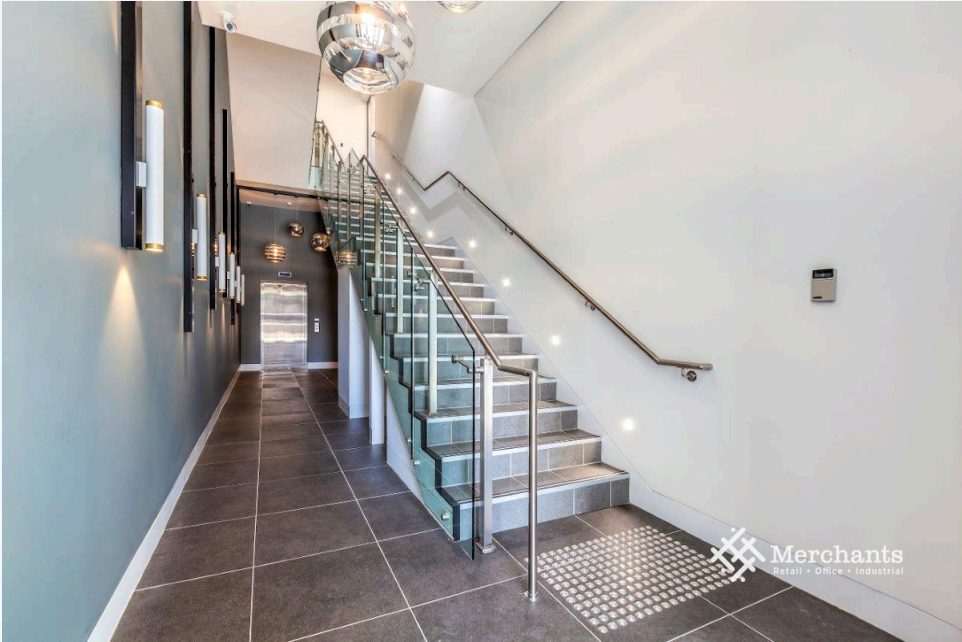


PRIME OFFICE SPACE IN THE HUB OF  
FORTITUDE VALLEY (195 M2)

Lease. Call for price



L2/689 Ann Street, FORTITUDE VALLEY QLD 4006

Prime Office Space in the hub of Fortitude Valley (195 m2)  
Merchants commercial is proud to present this as new office located in the hub of Fortitude Valley. Features:  
-Office space on level 2 (195 m2) -Fibre Optic internet, VoIP and wi-fi enabled (cat 6a cabling) -End of trip facilities and bike storage -Lift access -Common area and external building area CCTV -Abundant natural light with views over Fortitude Valley -4.5 star NABERS rating targeted -Unfurnished or opportunity to purchase existing furniture In addition to the two on site secure car spaces there is ample public parking diagonally opposite at McWhirters (unreserved \$250 per month and reserved \$395 per month) and there are other parking stations nearby such as GetParked.com.au (\$220 per month outdoor bay and \$275 per month covered and secure bay). For further information and inspection, please contact Merchants Commercial Immediately

LAND INFORMATION:	
Square feet	: 195
BUILDING INFORMATION:	
Built on	: 0
Remodeled on	: 0
Number of Floors	: 1
Floor area (Lower	: 0
Floor area (Main	: 0
Level)	
Floor area (Upper)	: 0
Floor area (Total)	: 0
CONVENIENCE:	