

## BRISBANE CBD

Attractive CBD Commercial Offering

380

### 2/21 Mary Street, Brisbane City

Welcome to 2/21 Mary Street, a prime commercial property located in the bustling heart of Brisbane CBD. This fully fitted out space offers a turnkey solution for businesses seeking a professional and functional work environment. With its excellent location, convenient amenities, and attractive rental terms, this property presents an exceptional opportunity for your enterprise.

#### Property Highlights:

- Size: 380m<sup>2</sup>
- Fully fitted out and furnished
- 5 car parks available at market rents (Subject to availability)
- Walking distance to the new Queens Wharf development
- Attractive CBD rents
- Direct access to multiple bus stops

#### Interior Features:

- Spacious and well-designed layout spanning 380 square meters
- Fully fitted out with modern fixtures and furniture
- Multiple private offices, meeting rooms, and collaborative workspaces
- Reception area with a professional front desk
- Stylish kitchenette and breakroom for staff convenience
- High-speed internet connectivity and advanced communication infrastructure
- Climate control system for optimal comfort
- Ample natural light through large windows

#### Exterior Features:

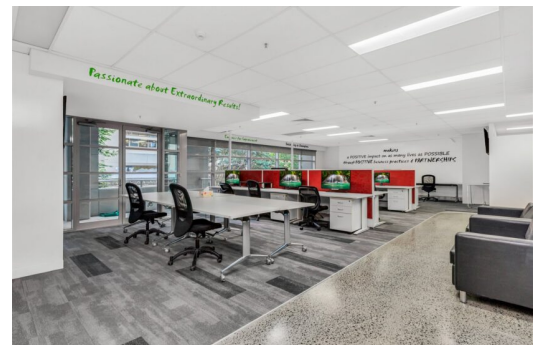
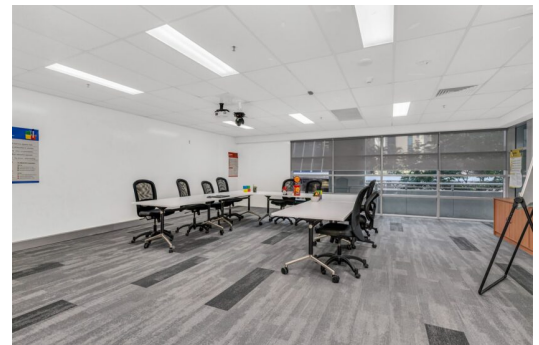
- Prominent street frontage with a professional entrance
- Well-maintained building with modern architecture
- Secure access and 24/7 surveillance for peace of mind
- Convenient access to public transportation options

#### Location:

Situated on Mary Street, this property enjoys a prime location within the vibrant Brisbane CBD. It is strategically positioned within walking distance to the new Queens Wharf development, an exciting entertainment precinct that is set to transform the area and attract a significant influx of visitors. Additionally, the property benefits from direct access to multiple bus stops, offering convenient transport options for employees and clients alike.

#### Attractive Rental Terms:

This commercial space presents an opportunity for businesses to



secure a prestigious CBD address at attractive rental rates. With the combination of its fully fitted out and furnished status, the property offers a cost-effective solution for businesses looking to move in quickly and avoid substantial fit-out expenses.

Don't miss out on this exceptional opportunity to establish or expand your business in the heart of Brisbane CBD. To schedule a viewing or to request further information, please contact the Exclusive Blue Commercial Agents today.



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