

## BOOVAL

PRIME HEALTH AND WELLNESS  
DEVELOPMENT IN GROWTH CORRIDOR

535

### 159-161 Brisbane Road, Booval

Blue Commercial is pleased to present to the market for lease 159-161 Brisbane Road, Booval.

Booval is located just 3km from the Ipswich CBD and is undergoing an immense revitalization and is creating an evolving demographic. This opportunity gives a prospective tenant the chance to be located next to I-MED and QML in a newly constructed Health and Wellness precinct or to occupy one of the future stages of the development which will facilitate more than 1,300sqm of NLA when complete.

159-161 Brisbane Road offers a great chance to lock in a tenancy in what will become Booval's premier Health and Wellness facility.

Features include:

- Brand New Construction
- Future growth opportunities
- Great Onsite carparking
- 172sqm existing tenancy available now
- Future sizes ranging from 86sqm to 535sqm
- Unbelievable Street exposure.

For further information to receive an IM or book an inspection please contact the Exclusive Agents Blue Commercial.



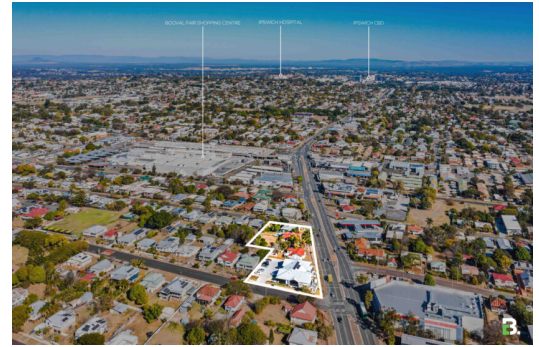
172sqm Medical  
tenancy ready to  
occupy



Ample on-site  
Parking



Excellent  
exposure to  
Brisbane Road



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