



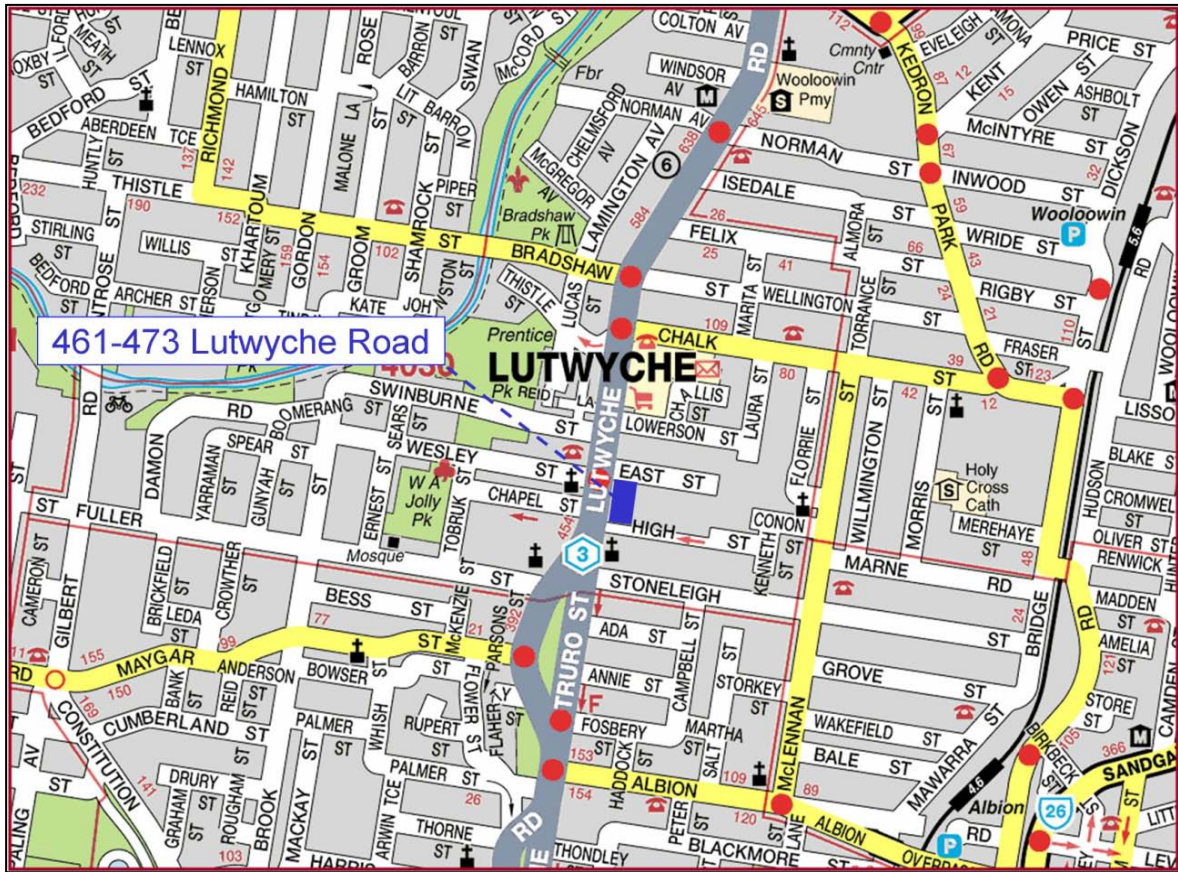
FOR LEASE

Building Name	Manpower House
Address	473 Lutwyche Road, Lutwyche
Area Available	First Floor: 75-300sqm Ground Floor: 558sqm
Timing	Immediately
Location Brief	<p>Lutwyche is 5 radial kilometres North of the Brisbane CBD.</p> <p>Located in the retail hub within the suburb of Lutwyche; an older suburb which is undergoing rejuvenation under a draft Local Area Plan. The area has well established residential, commercial and retail facilities provided by a sub-regional shopping centre. Positioned with direct frontage on Lutwyche Road; a major north arterial road from the CBD providing exposure to 52,000 cars over a 12 hour period (approx).</p> <p>Surrounding development comprises of a major sub-regional shopping centre with Coles and ALDI as the anchor tenants, bulky goods development and general neighbourhood commercial and retail uses. Future development of the Northern Busway link and Airport Link Tunnel will provide greater accessibility to the area.</p> <p>Public transport modes are provided by bus (50m), trains (1km) and taxi rank (50m).</p>
Rental	\$395/sqm GROSS
Outgoings	\$52/sqm (approximation)
Car Parking	1 bay per 40sqm at \$120 per bay per month
Incentive	By Negotiation
Signage	Tenancy board, external pillion panel and glass front doors at Nil Cost
Security	Director's guarantees or minimum 6 month bank guarantee
Term (& Option)	Minimum term 5 + 5
Special Conditions	Demolition Clause with 12 months notice. Guaranteed minimum term of 3 years
Attachments	Location Map Floor Plans

CONTACT: Chris Slack
0408 332 988

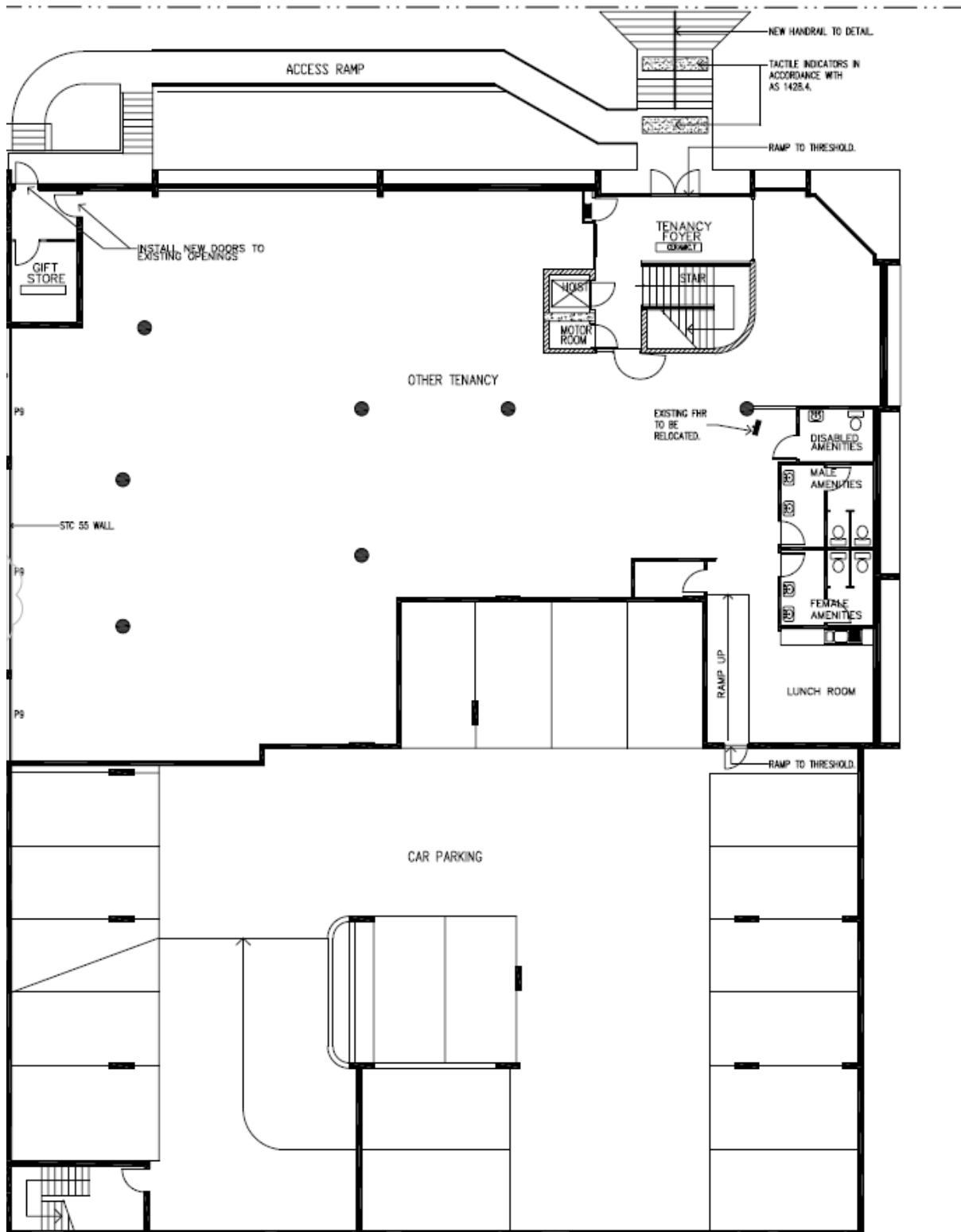
MOBILE: 0417 628 608

- **LOCATION MAP**

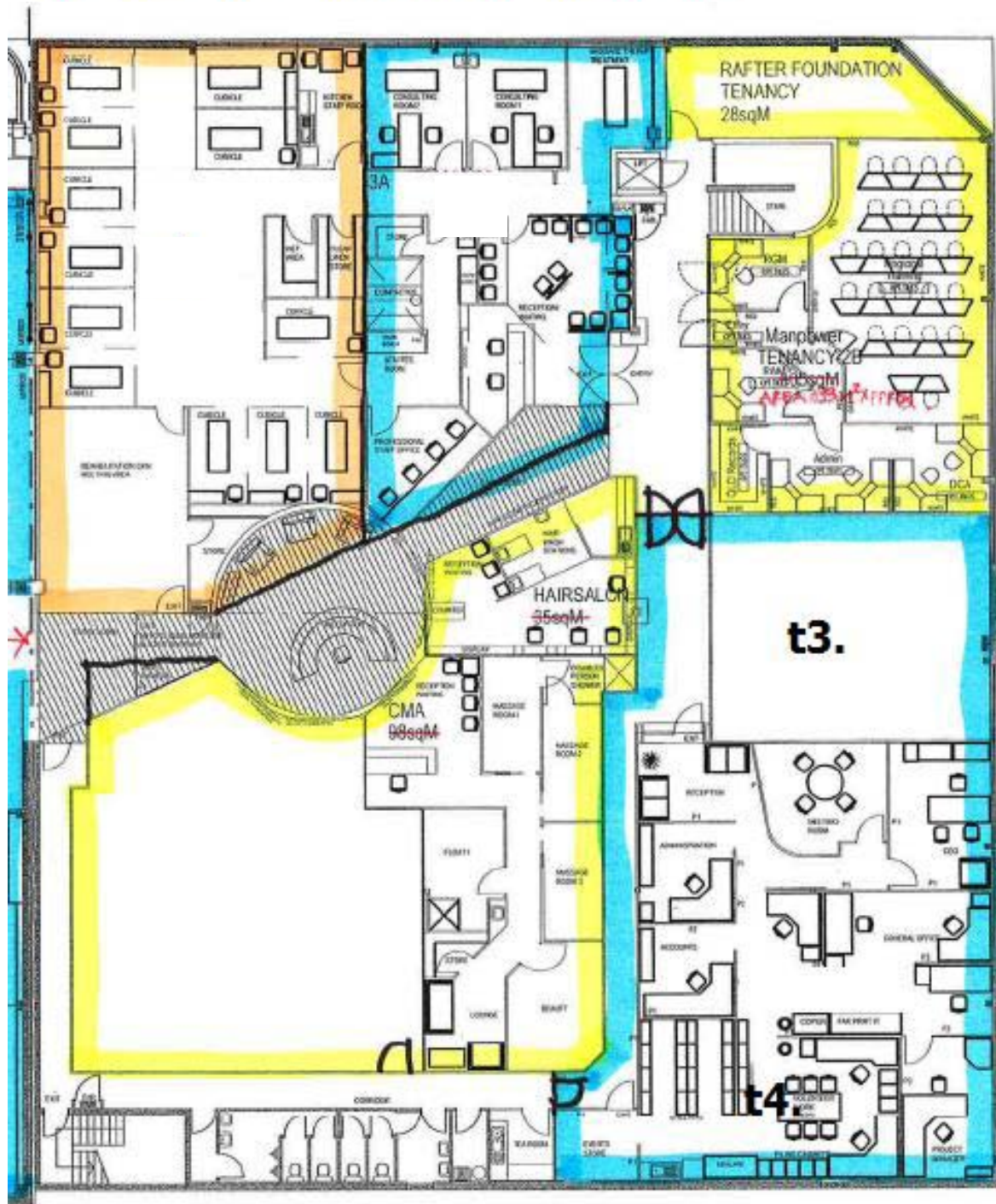


• FLOOR PLANS

Ground Floor = 558m²



FIRST FLOOR - 461 LUTWYCHE ROAD



Tenancy 3 - 75 sqm

Tenancy 4 - 225 sqm

(t3. & t4. may combine)