

FOR LEASE ● RETAIL SPACE

# East Brisbane's Newest And Best 'The Mowbray'

89 Lytton Road, East Brisbane

**Will Jones**

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**BLUE**  
COMMERCIAL







## Property Overview:

This brand-new 62sqm café tenancy is ready for immediate occupancy, offering attractive leasing incentives and high-visibility signage opportunities for unmatched exposure.

It comes with exhaust and grease trap provisions in place, along with on-site commercial visitor parking, an allocated car park, and storage. A dedicated on-site building caretaker ensures smooth and seamless operations.

## Location Overview:

This space benefits from a built-in customer base with over 200 residents directly above and an affluent catchment in East Brisbane, driving strong demand for premium food and beverage options.

It offers an exclusive experience as the only café or hospitality space in the immediate area, situated in a prime location with major road frontage on Lytton Road, a key gateway to the CBD. With high foot traffic from a busy bus stop, it attracts daily commuters, locals, and visitors.

## Property Highlights:

- Brand-new 62m<sup>2</sup> café tenancy
- Exhaust and grease trap provisions in place
- Unmatched exposure with high-visibility signage opportunities
- On-site commercial visitor parking and allocated car park and storage
- Dedicated on-site building caretaker

<b>Rental</b>	\$750/m <sup>2</sup> gross + GST
<b>Outgoings</b>	Included in rental figure
<b>Car Parking</b>	One (1) exclusive and twelve (12) visitor car parks

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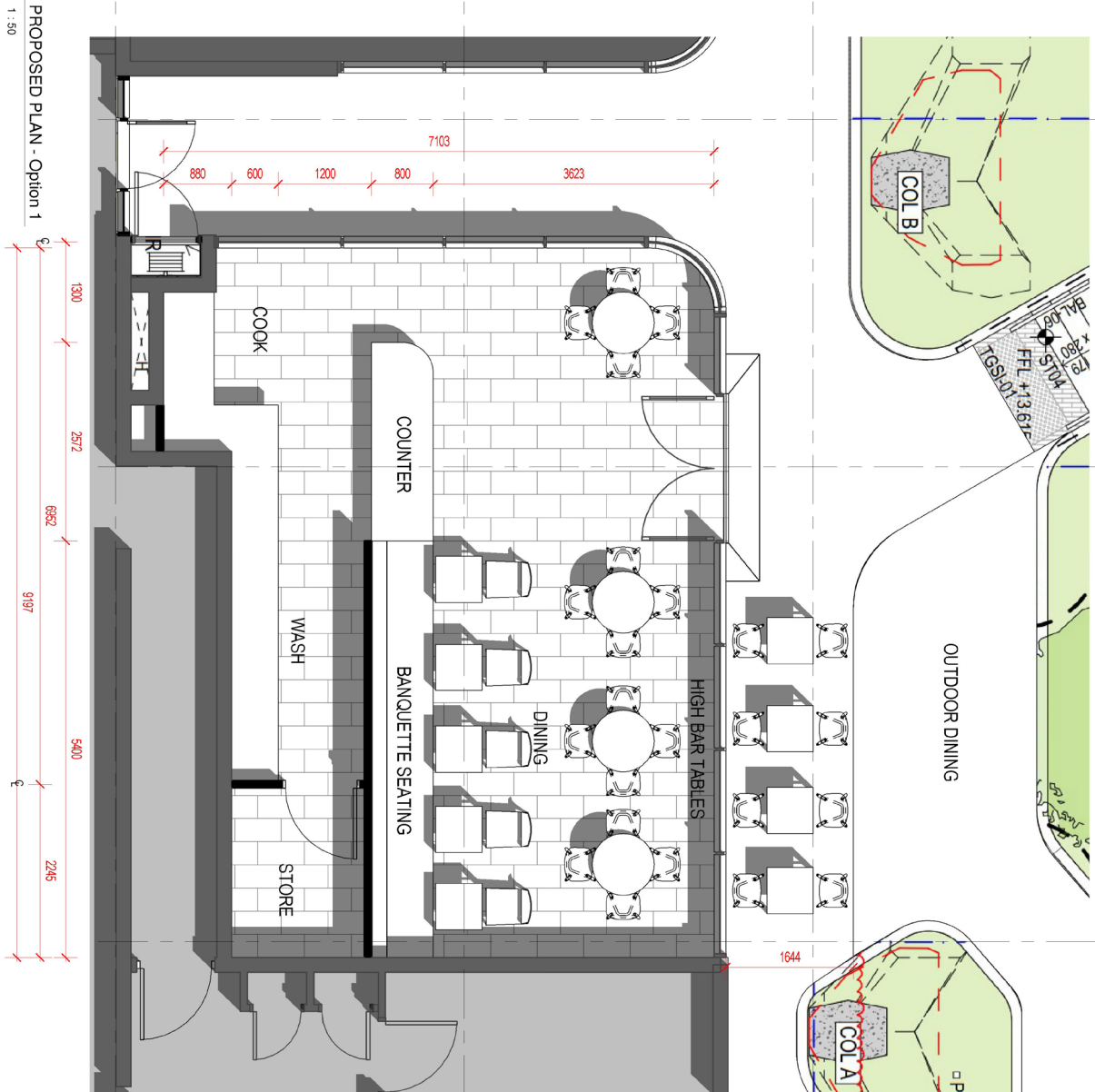
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## DISCLAIMER

Floor plan is for marketing purposes only. Final design and fit out to be confirmed by operator in conjunction with Mosaic Property.

DATE	REVISION	ISSUE
21/03/25	CONCEPT	A



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**MOWBRAY**  
BY MOSAIC

PROJECT

PROJECT DESCRIPTION  
THE MOWBRAY - Cafe Fit Out

ADDRESS  
Northcote St,  
East Brisbane, QLD 4167

DRAWING  
PROPOSED FLOOR PLAN - Option 1

JOB NUMBER  
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SCALE  
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