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## Existing Gym Fit-Out Ready to Occupy

### Property Description

Situated in the vibrant heart of the Valley, 100 Brookes Street offers a rare opportunity for any business seeking a prominent presence. The property is ideally positioned, backing onto the iconic 1000 Ann and just a stone's throw from the bustling James Street precinct, ensuring maximum foot traffic and visibility.

This property offers a high-quality existing fit-out, ready for immediate occupancy. Located on the ground floor of a premium A-Grade building, it provides exceptional exposure to both vehicular and pedestrian traffic, making it an ideal choice for any operator looking to establish or expand their footprint in this dynamic area.

For more information on this opportunity, please contact the agent/s below:



Premium 377m<sup>2</sup> fit-out ready for immediate occupancy



Outstanding exposure to vehicle and foot traffic



100 metres from James Street



Excellent ceiling heights



Convenient access to transport and arterial roads

\*Approximately

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