

NOW LEASING

108 WICKHAM STREET

Fortitude Valley

Exclusively marketed by

BLUE
COMMERCIAL





Make your mark in one of Brisbane's most vibrant destinations—Fortitude Valley.

- Areas from 102 sqm to 793 sqm
- Suited for fitness, medical or retail
- Huge exposure to passing traffic



\$503 million in local spending

Fortitude Valley's total spending hits \$503 million, with casual dining expenditures soaring 88% above Brisbane's average.

Younger, savvy demographic

The median age in Fortitude Valley is a youthful 31, with 41% of residents aged 25-34, injecting energy and vibrancy into the community.

Rapidly growing population

The population is growing five times faster than the Brisbane average, indicating a booming and dynamic locale.

Amenity driven lifestyle

Fortitude Valley is renowned for its high-amenity living options, a major draw-card for residents seeking quality, low-maintenance lifestyles.

28,000 cars passing daily

This location offers exceptional exposure and visibility, ensuring maximum attention for your business.

Dual income households

Over 75% of local residents are dual-income households without children, signifying robust purchasing power and lifestyle flexibility.

High average income

With an average personal income of \$102,563 per year, Fortitude Valley residents enjoy a higher-than-average earning potential.

New residential builds

Fortitude Valley is set to expand with 14,653 new apartments, including 9,000 already completed and 5,653 in development.

ALL HALLOWS

EAGLE STREET

BRISBANE CBD

108 WICKHAM

BARRY PARADE
PUBLIC HOUSE

ANN STREET

WICKHAM STREET

100





108 WICKHAM

JAMES STREET

VALLEY METRO

BRUNSWICK & DUNCAN
STREET MALLS

100

WICKHAM STREET

ANN STREET

Fortitude Valley Retail & Dining

Howard Smith Wharfs



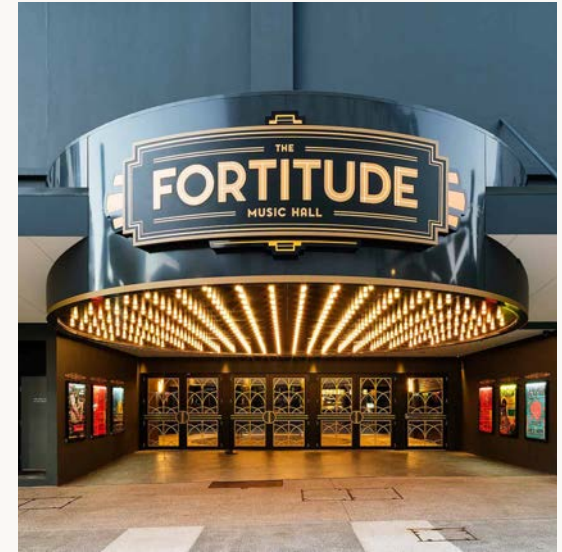
Marshall Street Dining



Bakery Lane



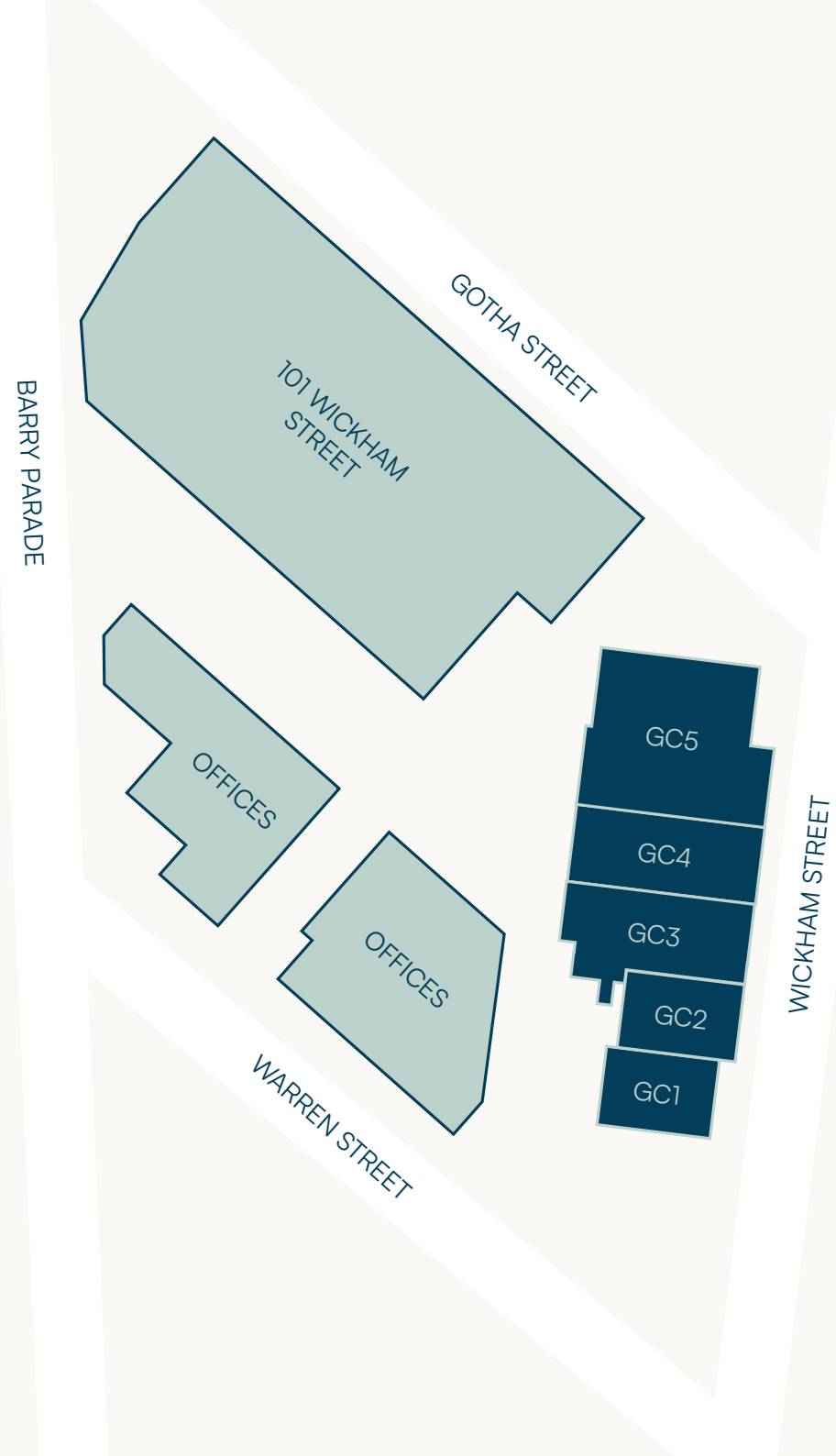
Barry Parade Public House



Fortitude Music Hall

Discover Fortitude Valley, where Brisbane comes alive.

TENANCY	AREA	AVAILABILITY
GC1	102m ²	For Lease
GC2	106m ²	For Lease
GC3	179m ²	For Lease
GC4	169m ²	For Lease
GC5	237m ²	For Lease
Total	793m²	For Lease



Available now — be part of something bigger at 108 Wickham Street.

Situated beneath 25,000 sqm of office space, this versatile retail opportunity invites you to join a buzzing commercial hub. With the potential to merge tenancies up to 793 sqm, it's a perfect fit for fitness, medical, or retail ventures.

Situated in a fast-growing residential pocket, you'll benefit from steady foot traffic and unbeatable connectivity, with a bus stop right at the entrance. Recent upgrades, including refurbished ground floor lobbies, breakout spaces, and lush green areas, have elevated the property's appeal and functionality.



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