



## Join IGA and Next Practice!

### Property Description

Seize the opportunity to secure the final ground-floor showroom at 520 Wickham Street, a rare offering in the heart of Fortitude Valley's vibrant retail precinct.

Located in an A-Grade office tower with 13,085sqm of commercial office, the building has recently undergone a huge upgrade which included a refurbished main entry, floor lobby and common areas.

Boasting high exposure and a prime location, this tenancy presents an ideal space for businesses seeking seamless connectivity to public transport and major arterial roads. The 220sqm showroom features expansive floor-to-ceiling glass, designed to optimise visibility and natural light. Presented in a cold shell condition, it offers flexibility for a fully tailored fit-out to meet your business's specific requirements.

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



220sqm ground-floor showroom



Exceptional exposure to vehicular and pedestrian traffic



Join IGA, Next Practice Medical, Precision Dental, The Hue Hair Salon, PJ Steaks and more



Impressive ceiling heights



Cold shell condition



Over 70 car bays with 2 hours free parking

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