

FOR LEASE • OFFICE SPACE

18/41 Sherwood Road  
Toowong QLD



## Professional Office Space for Lease

### Overview

Located in one of Brisbane's most sought-after commercial areas, this 142m<sup>2</sup> office space offers a fitted-out solution ideal for businesses looking for both functionality and convenience. In heart of the Toowong Village precinct, the property is supported by an abundance of local cafes, restaurants, retail stores, and public transport options.

The 4th floor office features a reception, boardroom, two private offices, and two open-plan workspaces, with sweeping views of Toowong and great levels of natural sunlight.

<b>Rent</b>	\$450/m <sup>2</sup> gross + GST
<b>Outgoings</b>	Included in rental figure
<b>Car Parking</b>	One (1) designated park
	More available for rent

### Property Highlights:

- 142m<sup>2</sup> of fitted out commercial space
- Reception, boardroom, private offices, open-plan areas
- Abundance of local cafes, restaurants, and retail stores
- Located just 100m from Toowong Village and station
- Opportunity to expand into further office space
- Car park included with extra bays available nearby

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