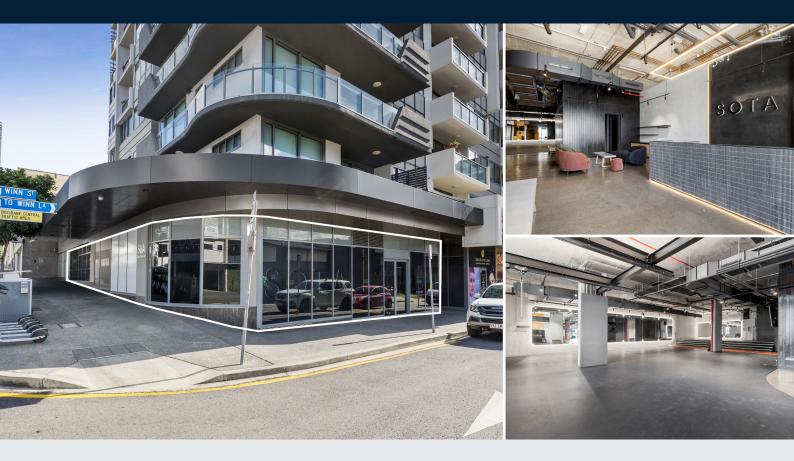
# FOR LEASE • RETAIL SPACE 50 B & C McLachlan Street Fortitude Valley QLD





## Premium Ground-Floor Tenancy Available in the James Street Precinct

#### **Overview**

Located on the prominent corner of McLachlan and Winn Street, this 395m<sup>2</sup> ground-floor space offers a versatile, premium fit-out ideal for Pilates, wellness, or showroom businesses. The area comes with an abundance of existing amenities including two saunas, an ice bath, a dedicated recovery room, showers, toilets, and a highend reception.

The modern design features strip lighting, large mirrors, and an open plan area, creating an inviting atmosphere.

Rental	\$550/m <sup>2</sup> gross + GST
Outgoings	Included in rental figure
Car Parking	Nil

### **Property Highlights:**

•	395m <sup>2</sup> ground-floor space
•	High-quality existing health and wellness fit-out
•	Positioned in the James Street precinct, it offers easy access and visibility
•	Immediately available for a Pilates studio and wellness centre operation
•	Excellent signage opportunities

#### William McIntyre

M 0449 789 994 E william.mcintyre@bluecommercial.com.au Herman Hunt M 0401 043 413 E herman.hunt@bluecommercial.com.au