

FOR LEASE • RETAIL SPACE

77 Hudson Road  
Albion QLD



## Ground-Floor Office Space - Perfect for Growing Professional Services

### Overview

This 33sqm tenancy is located at the base of a thriving five-storey commercial office building in Albion, just 4.5 kilometres from Brisbane's CBD. This prime ground-floor office space offers fantastic connectivity, being only 100 metres from Albion Train Station.

The tenancy features abundant natural light, high ceilings, and a flexible layout that includes two office/meeting rooms and an open-plan area. The space is perfect for a growing professional services business looking for street frontage and a prominent location within a vibrant and developing area.

<b>Rental</b>	\$40,000 gross + GST
<b>Outgoings</b>	Included in rental figure
<b>Car Parking</b>	One (1) dedicated car park

### Property Highlights:

- 33m<sup>2</sup> including two office/meeting rooms and an open area
- Ground-floor of a five-storey commercial office building
- Located only 100 metres from Albion Train Station
- Abundant natural light and high ceilings
- On-site end-of-trip facilities
- Located next to Baffo's Italian Café

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