



## Prime Office/Retail Space For Lease - Attractive Incentives on offer

Delmege Agency Gold Coast is pleased to present to the market a centrally positioned ground-floor office and retail opportunity at 116 Scarborough Street, Southport. Located in close proximity to the Southport Courthouse, Australia Fair Shopping Centre, China Town, major banks, public transport, as well as many cafes and restaurants.

### OPPORTUNITIES AVAILABLE:

Shop 1 - 154m2\*

Impressive Incentives for long term lease

- Corner position on Hicks Street with frontage to Scarborough Street
- Ex-Real Estate office with existing fit-out comprising reception area, multiple glass partitioned offices/meeting rooms, large open plan workspace, data/printing rooms, and private kitchenette / break room
- Rear door access to parking
- Ducted air-conditioning
- Current fit-out would suit most professional/allied health services
- Retail uses considered - landlord prepared to assist with fit-out



**Price** Attractive Rent  
Contact Agent

**Property Type** Commercial

**Property ID** 223

### Agent Details

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### Office Details

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**DELMEGE**

transformation.

### **Shop 5 - 63m2\***

- Frontage to Hicks Street
- Predominately open plan with one glass partitioned office and small kitchenette
- Rear door Access to parking
- Ducted air-conditioning
- Suited to Retail or professional services

### **OTHER KEY FEATURES**

- Excellent signage opportunities
- Motivated Landlord - incentives provided upon offer
- Basement car spaces allocated to each tenancy, included in the rent
- Available immediately -

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