



34 Orchid Avenue, Surfers Paradise



## Serviced Offices without the high Price Tag for lease

Delmege Agency Gold Coast is pleased to present to the market a range of centrally positioned professional office space located in the Heart of Surfers Paradise on Orchid Avenue. This opportunity is unique, rare and is boasting an impressive outlook onto Orchid Avenue. These offices are a mix of open-plan spaces or individual offices for a more private approach.

### Key Building Features:

- Short-Term Leases Available (Month to Month)
- Premium Office Building
- Ideally located minutes from beaches and seconds from local pubs and eateries.
- Use of Luxury Address without the long-term commitment
- Competitive Rents for short-term leases compared to standard service office rates
- Secure Basement Parking
- Communal Kitchen on each level
- Common bathrooms on Level 1

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Price	Contact Agent
Property Type	Commercial
Property ID	227
Office Area	241 m2

### Agent Details

Marco Kuzmanovski -

0490177683

Brett Delmege - 0408 432 687

### Office Details

Delmege Agency

Level 2, Short Street Southport,

QLD, 4215 Australia

07 5511 7021

# DELMEGE

## Level One -

- 54-71m2 of Premium Office Space Currently Available Boardroom
- Private Kitchen & bathrooms in Common area
- Private offices + Boardroom
- Option to take basement Car Spaces
- Ducted air-conditioning throughout
- Lease-term options available
- very secure
- Premium Location
- Outgoings included

## Level Two -

- 34m2-70m2 - Open Plan Office - Looking Over Orchid Ave
- Outlook over Orchid Avenue
- Neat Tidy Office Spaces
- Open Plan Office Space + Additional Private Offices
- Ducted AC Throughout
- Kitchen & Bathrooms both in common area
- Suitable for a range of professional businesses
- Outgoings Included
- Option to lease parking in basement

This exceptional opportunity is prominently positioned on Orchid Avenue in one of the most secure office buildings in Surfers Paradise. This property offers many advantages, such as its location, proximity to the beach, and proximity to the light rail and much more.

For further information or to arrange an inspection, please contact Marco Kuzmanovski on 0490 177 683.

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