



FOR LEASE - *Whole building of 2,037m²*

23 Aplin Street, Cairns



FOR LEASE 23 APLIN STREET CAIRNS

BUILDING OVERVIEW

The building has been upgraded to suit a multitude of office users. Entire building occupiers will enjoy the benefit of:

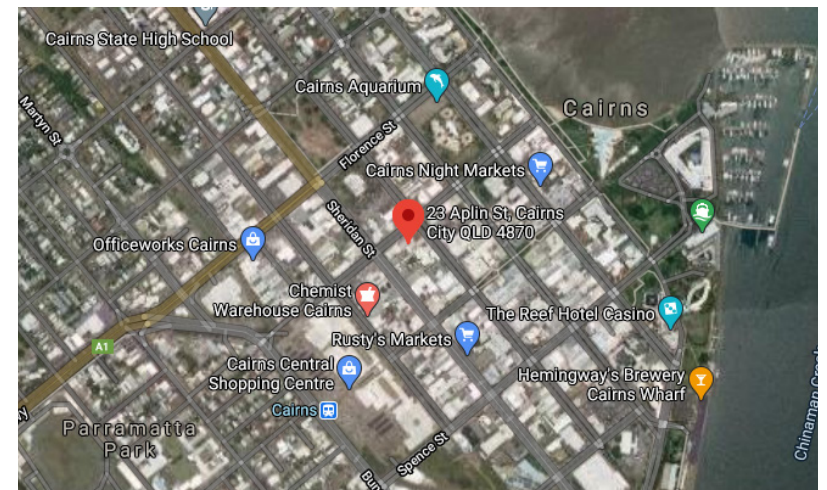
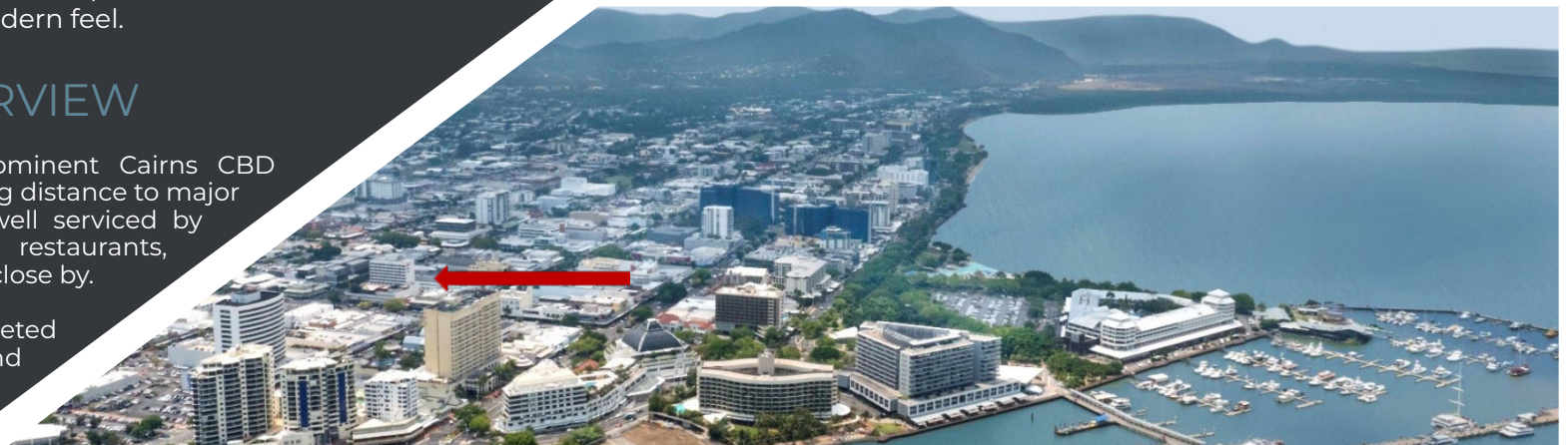
- Lightwells to the rear of the building
- Substantial kitchen and outdoor recreational area
- Large floorplates
- Basement car parking
- Lift services

The architectural style has a colonial facade to replicate the historic QATB building on the corner of Aplin and Grafton Streets, whilst maintaining an internal modern feel.

LOCATION OVERVIEW

The property boasts a prominent Cairns CBD location and is within walking distance to major transport offerings and is well serviced by local amenities with cafes, restaurants, hotels and banking services close by.

Close to the newly completed Shields Street upgrade, and in close proximity to the recently opened School of Arts building and museum.





CONCEPT ART



CONCEPT ART

KEY FEATURES

An exceptional opportunity to lease an entire quality building in a prominent Cairns CBD location.

The Building benefits from the following key attributes:

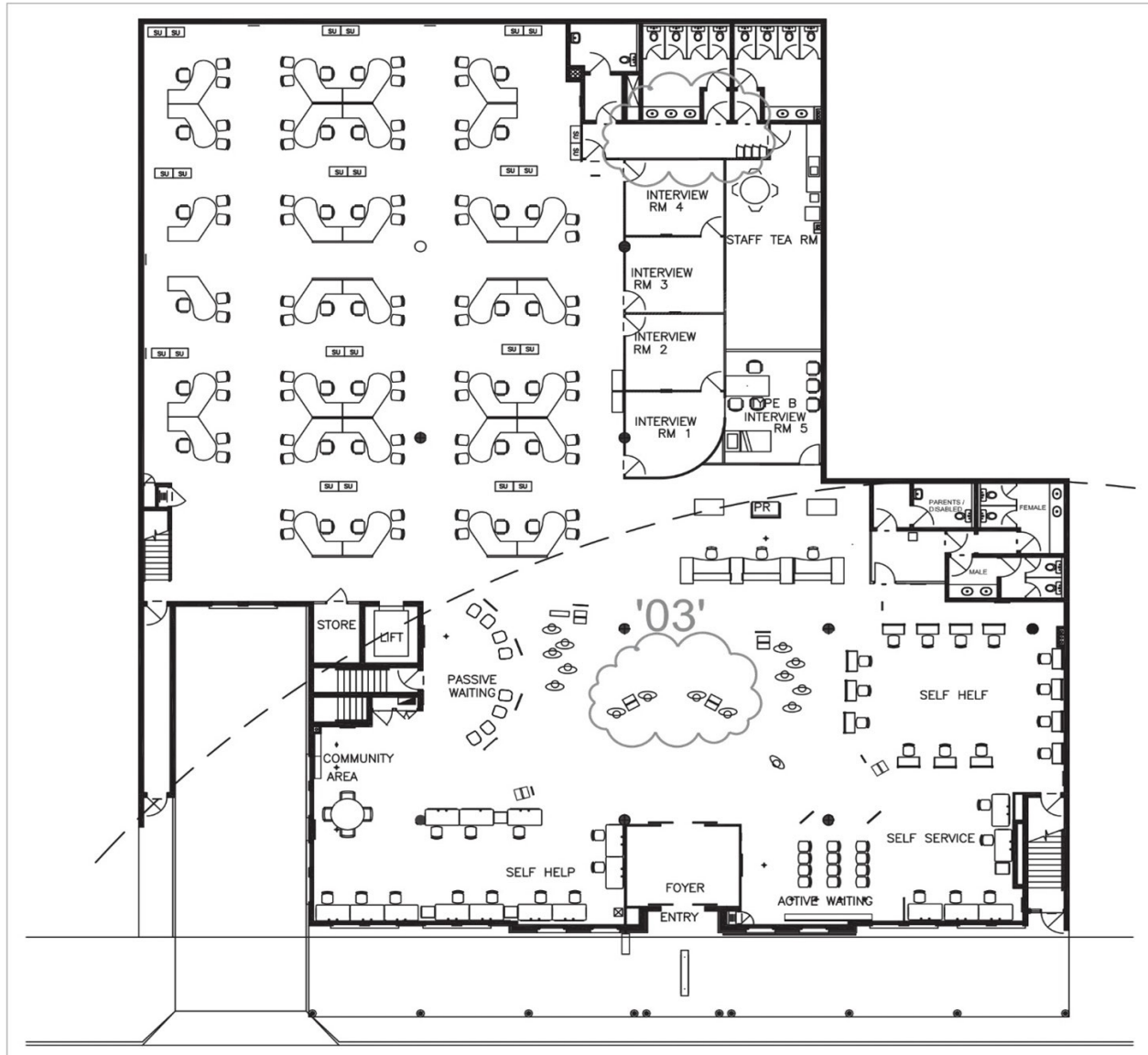
- Modern building with iconic colonial façade
- Great natural light
- Large ground floor floorplate of 1,000 sqm +
- 38.5m frontage to Aplin Street
- Prominent Cairns CBD location
- 5 Star NABERS Energy Rating
- Walking distance to major transport offerings
- Male & Female amenities on each floor
- Refurbished building services including lifts & air conditioning
- Secure basement parking for 17 vehicles

AVAILABILITY

Level	Area (sqm)	Available from	Rental
1	950*	Now	POA
Ground	1,087	Now	POA
Total	2,037	Now	POA

*Level 1 area Includes 49sqm patio

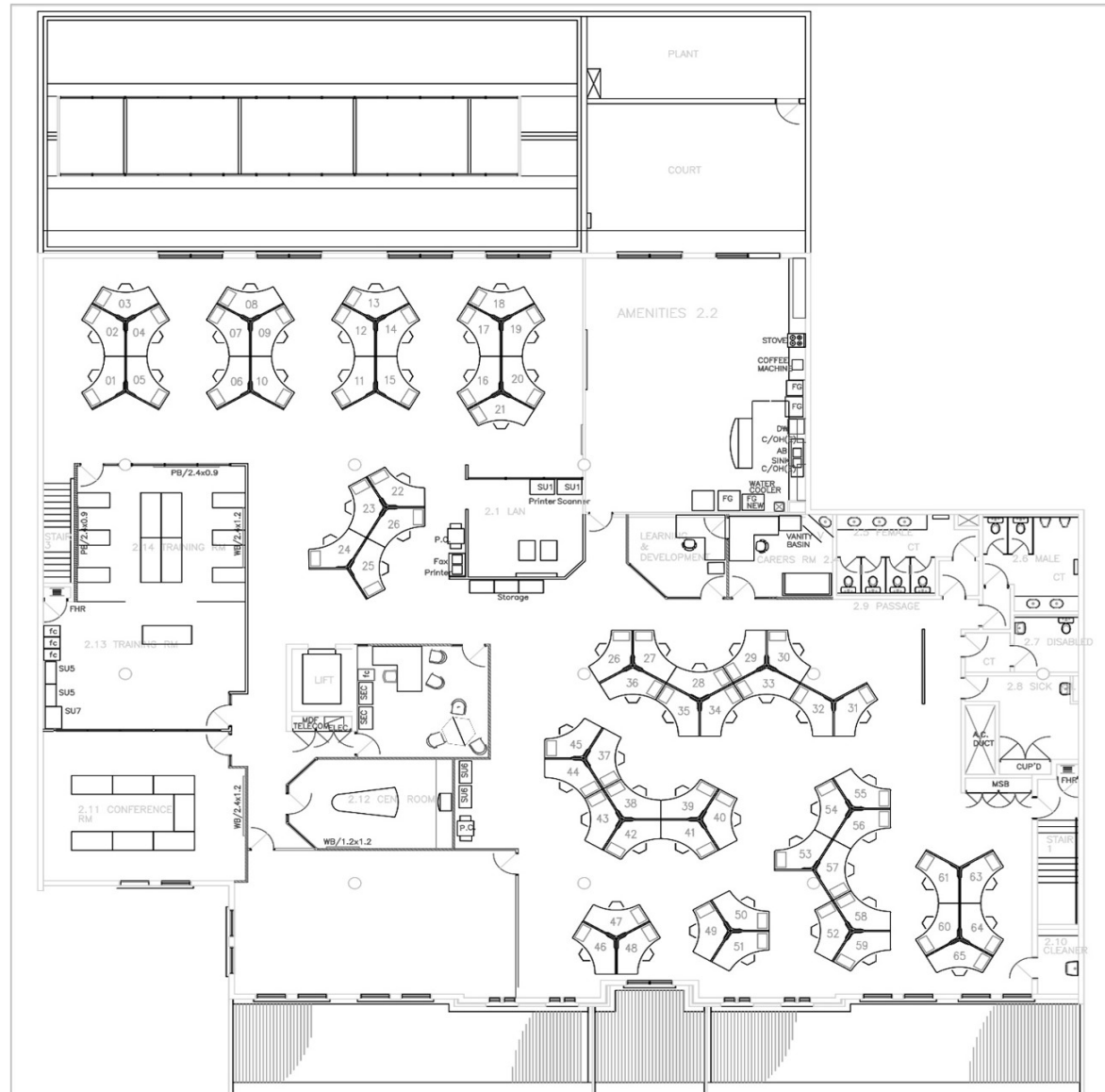
FOR LEASE
23 APLIN STREET, CAIRNS
GROUND FLOOR (AS-BUILT)



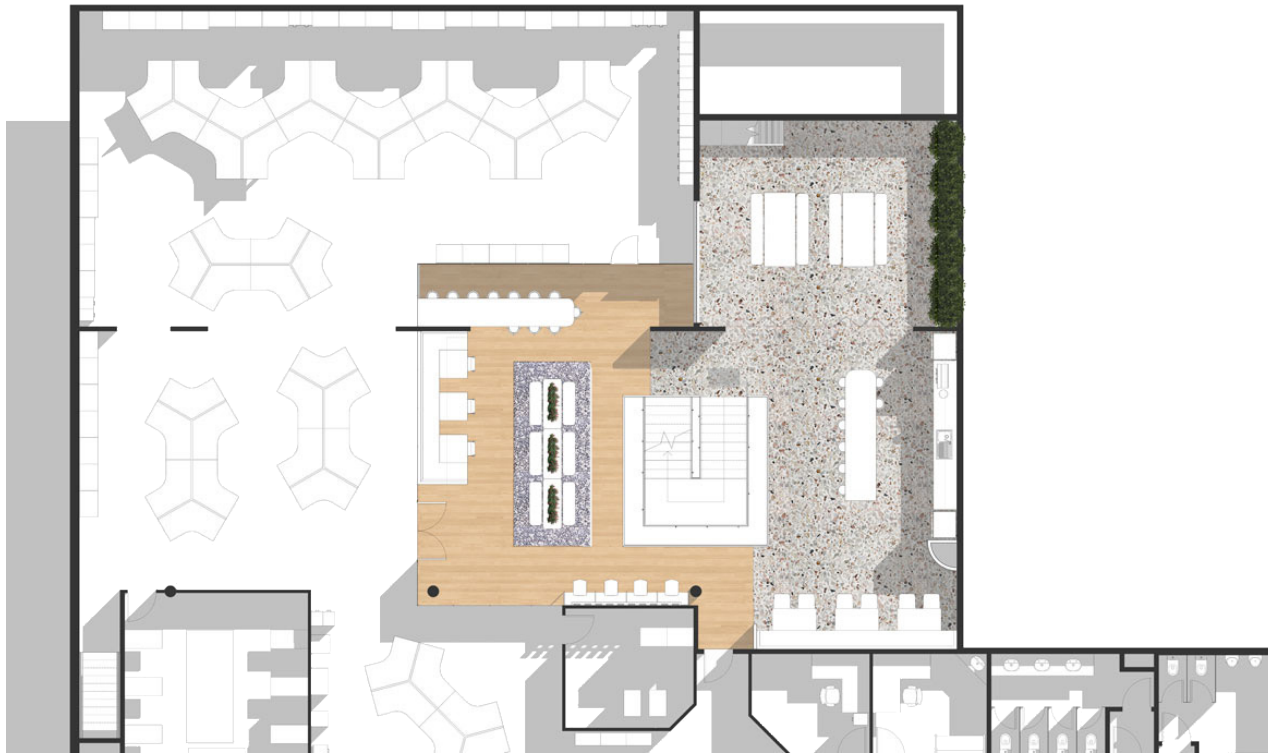
FOR LEASE

23 APLIN STREET, CAIRNS

FIRST FLOOR (AS-BUILT)



FOR LEASE
23 APLIN STREET, CAIRNS
FIRST FLOOR (CONCEPT)



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