



RayWhite

Outline Indicative Only

Leasing Brochure "Modern Freestander in Gateway Corridor"

73 Depot Street, Banyo QLD 4014

November 2020



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INTRODUCTION

Ray White Commercial QLD is delighted to offer 73 Depot Street, Banyo to the market for Lease.

The site comprises a 1,500m²* office and warehouse building. With a modern design and concrete tilt panel construction this property offers both security and corporate presentation.

The airconditioned office accommodations are split over two levels with staff amenities on each floor.

A high level of glazing provides excellent natural light throughout this space. The warehouse has excellent internal clearance, is column free, and is accessed via 2 container height roller doors.

We look forward to assisting you with your Leasing enquiry on this outstanding opportunity.

Sincerely

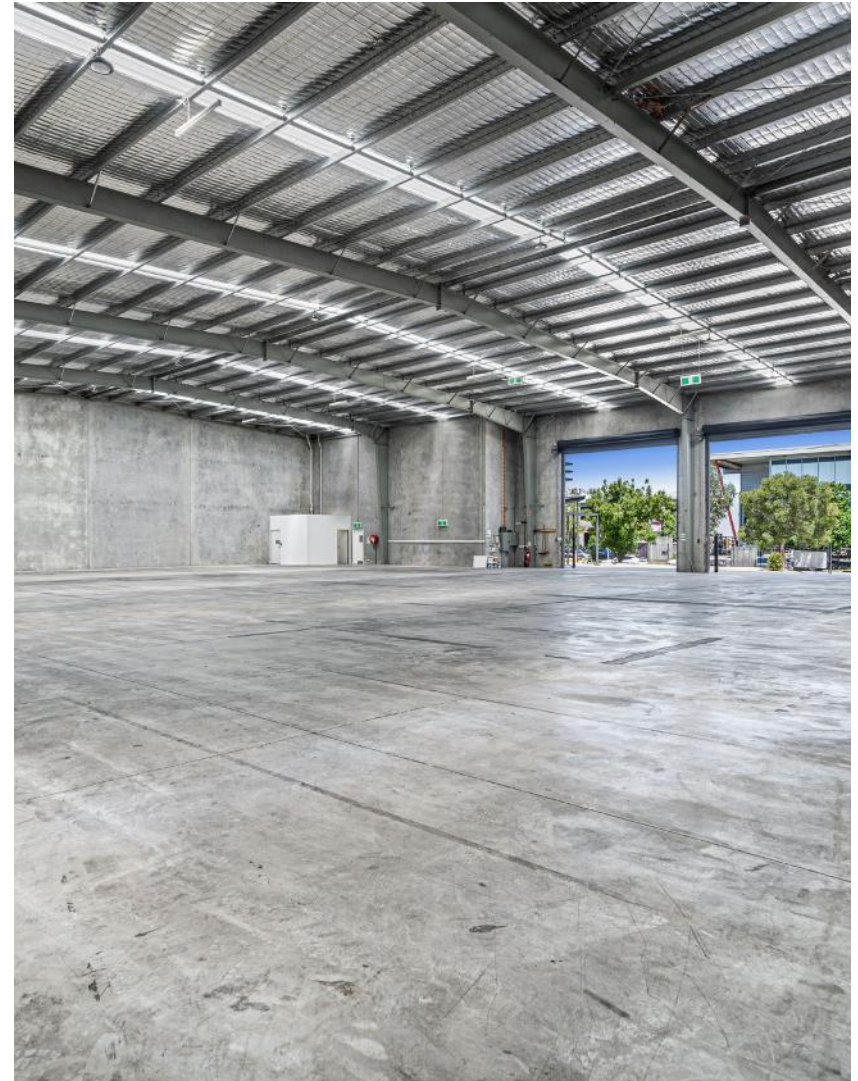


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*subject to survey



SITE OVERVIEW

OVERVIEW

Address	73 Depot Street, Banyo QLD 4014
RPD	Lot 202 on Survey Plan 184412
Land Area	2,390m ^{2*}
Zoning	General Industry A

BUILDING FEATURES:

- Gateway corridor location
- Modern tilt panel construction
- Corporate presentation
- Commercial office accommodations over two levels
- Staff amenities including kitchenette
- Open plan and private offices with excellent natural lighting
- Access via two container height roller doors
- Excellent internal clearance height
- Awning for all weather loading
- 18 Onsite parking spaces
- Secure gated site

*subject to survey

TENANCY AREAS

Ground Floor Office	100m ^{2*}
First Floor Office	100m ^{2*}
Warehouse	1,300m ^{2*}
Total	1,500m ^{2*}

COMMERCIAL TERMS

List Rental	\$195,000.00 net (\$130/m ²)
Outgoings	100% payable by Lessee
Primary Term	5 years+ preferred
Options	By negotiation
Security	By negotiation
Deposit	2 months rental in advance + GST

LOCATION OVERVIEW



PORT OF BRISBANE

BRISBANE AIRPORT

SOUTHERN CROSS WAY

NUDGEE ROAD

CROCKFORD STREET

73 DEPOT STREET



LEASE PROFORMA

Lessee Details

Lessee Entity	_____
Address for Entity	_____
Lessee Solicitor	_____
Lessee Director	_____

Premises

Address	_____
Building Area	_____
RPD	_____

Commercial Terms

Commencement Date	_____
Commencement Rental	_____
Primary Term	_____
Option/s	_____
Outgoings Contribution	_____
Annual Reviews	_____
Market Reviews	_____
Director Guarantee	_____
Bank Guarantee	_____

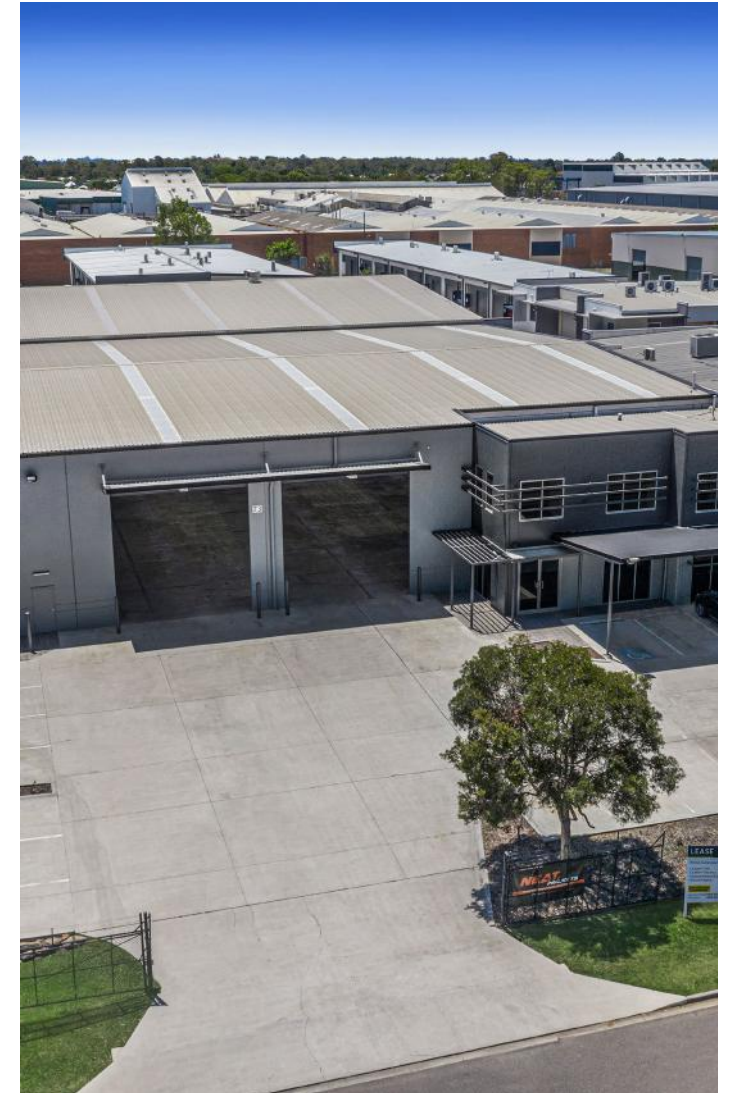


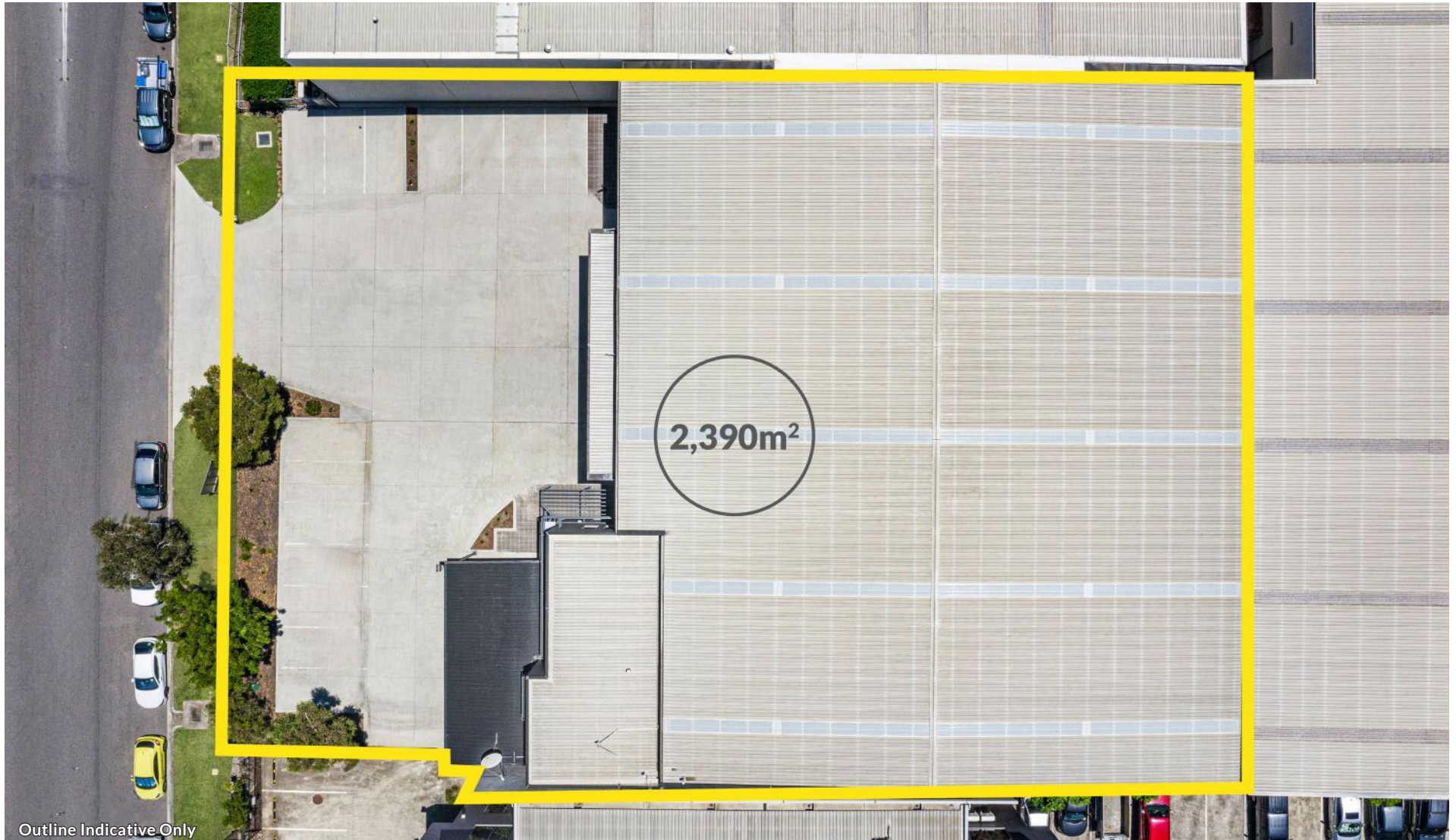
PHOTO GALLERY



PHOTO GALLERY (CONTINUED)

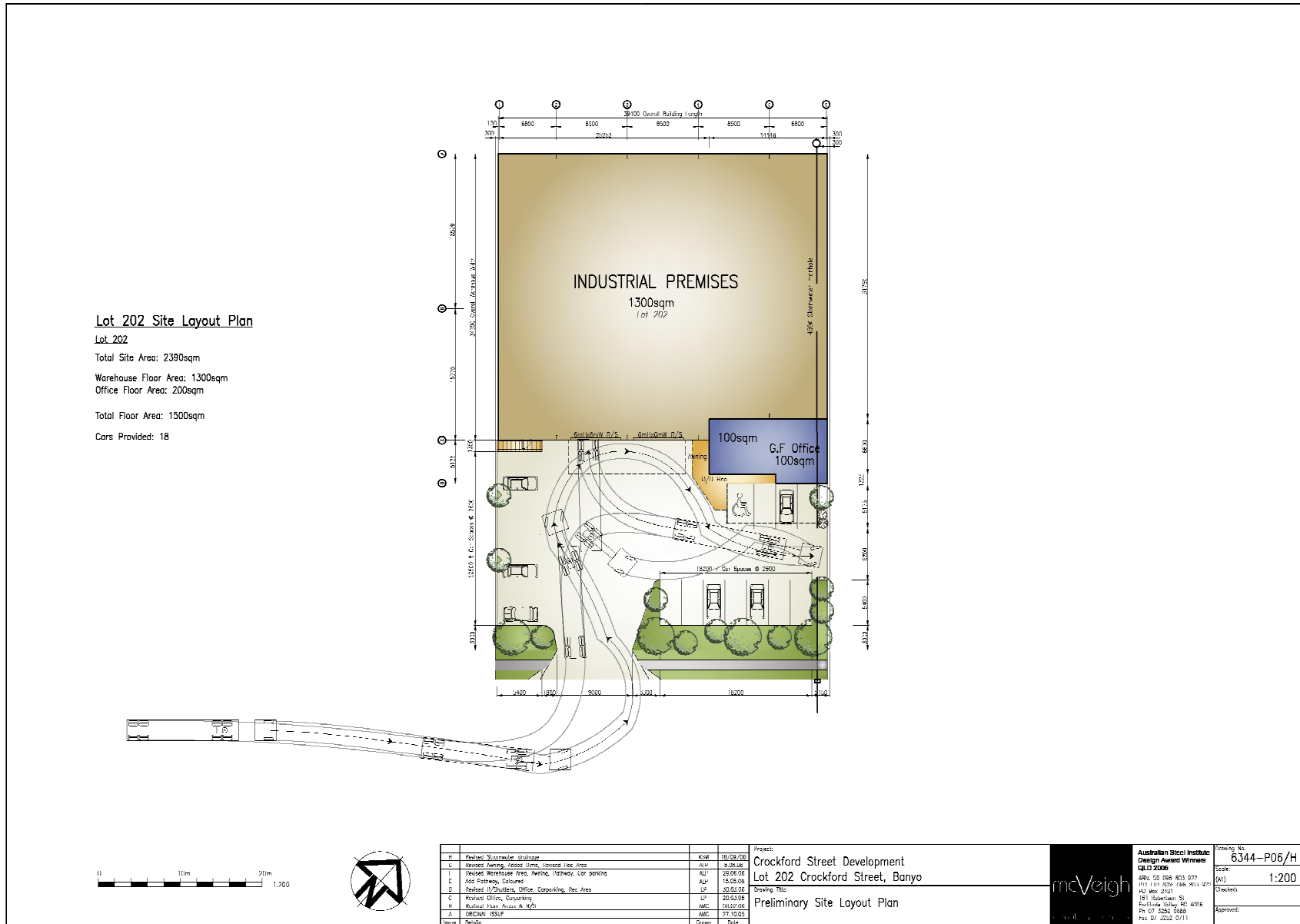


PHOTO GALLERY (CONTINUED)



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SITE PLAN



LEGAL INFORMATION

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

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2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
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5. We are not valuers and make no comment as to value. "Sold/leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
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9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
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12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.



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