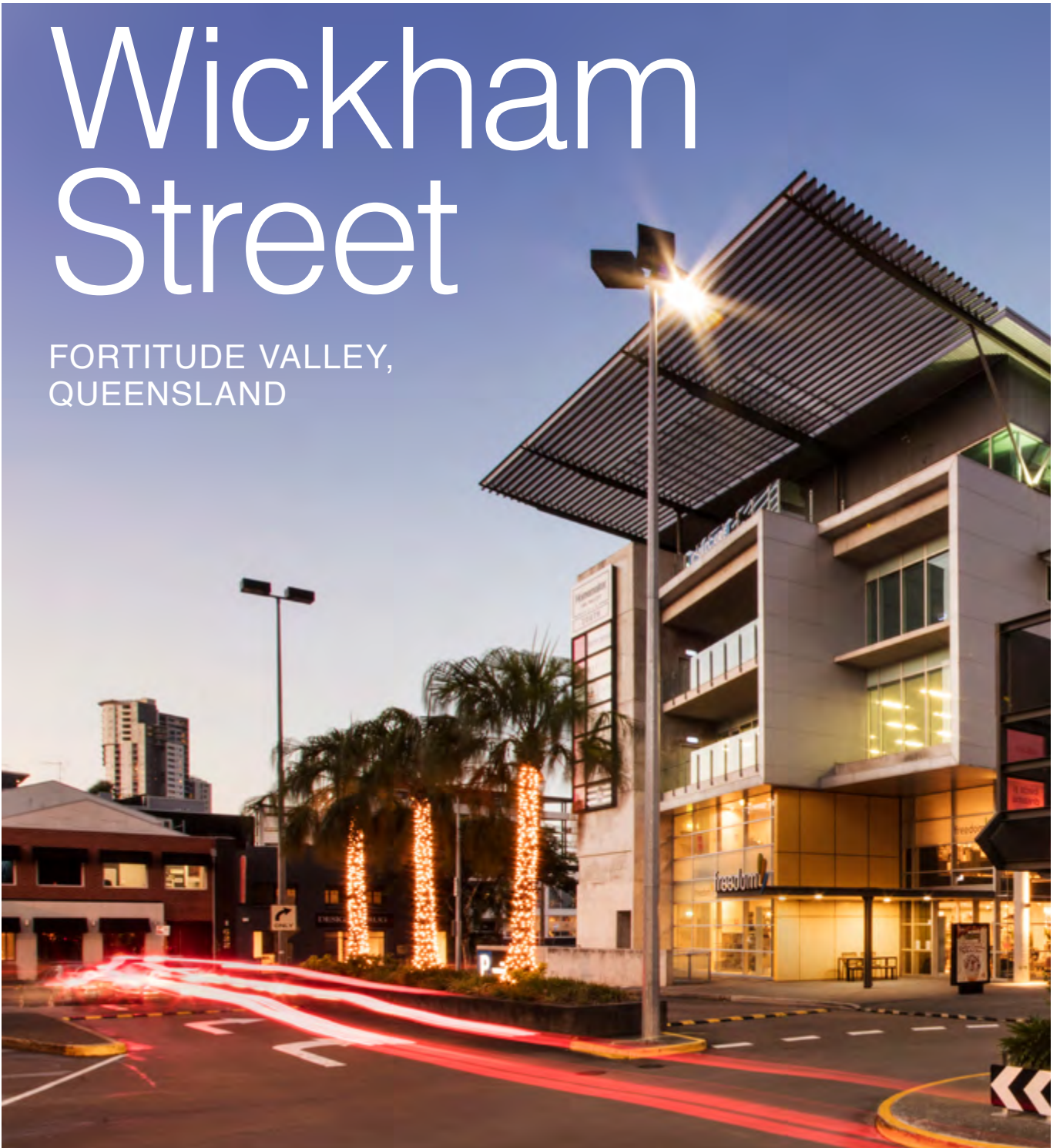


639

# Wickham Street

FORTITUDE VALLEY,  
QUEENSLAND

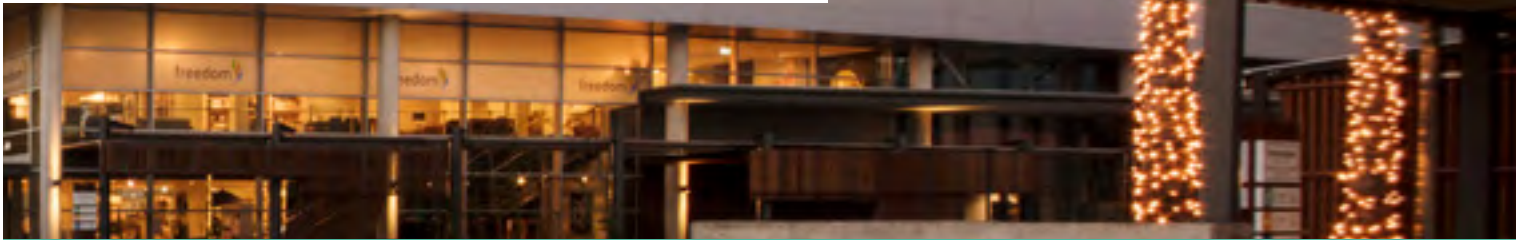


## The Building

Find the ultimate work-life balance just outside the Brisbane CBD at Homemaker The Valley, located in the vibrant business and retail centre of Fortitude Valley.

Two office towers form part of the Homemaker complex which are spoilt with the centre's dynamic mix of retail and leisure amenity, including cafes, a supermarket, a gym, childcare services and brand new end-of-trip facilities.

Enjoy excellent accessibility to and from public transport nodes and generous on-site parking availability, including 3 hours free visitor parking.



## Areas Available

639 Wickham Street

### LEVEL 1 - 822SQM

- + Refurbished back to clean shell
- + New fitout
- + Excellent natural light
- + Exclusive balcony entertaining area

### LEVEL 2 - 1,491SQM

- + Whole floor opportunity
- + Refurbished back to a clean shell
- + Excellent natural light
- + Exclusive balcony entertaining area

### LEVEL 1 & 2 - 2,313SQM

- + Refurbished back to a clean shell
- + Excellent natural light
- + Exclusive balcony entertaining area
- + Interconnecting stairs can be built between levels

### MEZZANINE STORAGE - 83SQM

1062 Ann Street

### LEVEL 2 - 219SQM






- + Fitout in place for use or reconfiguration

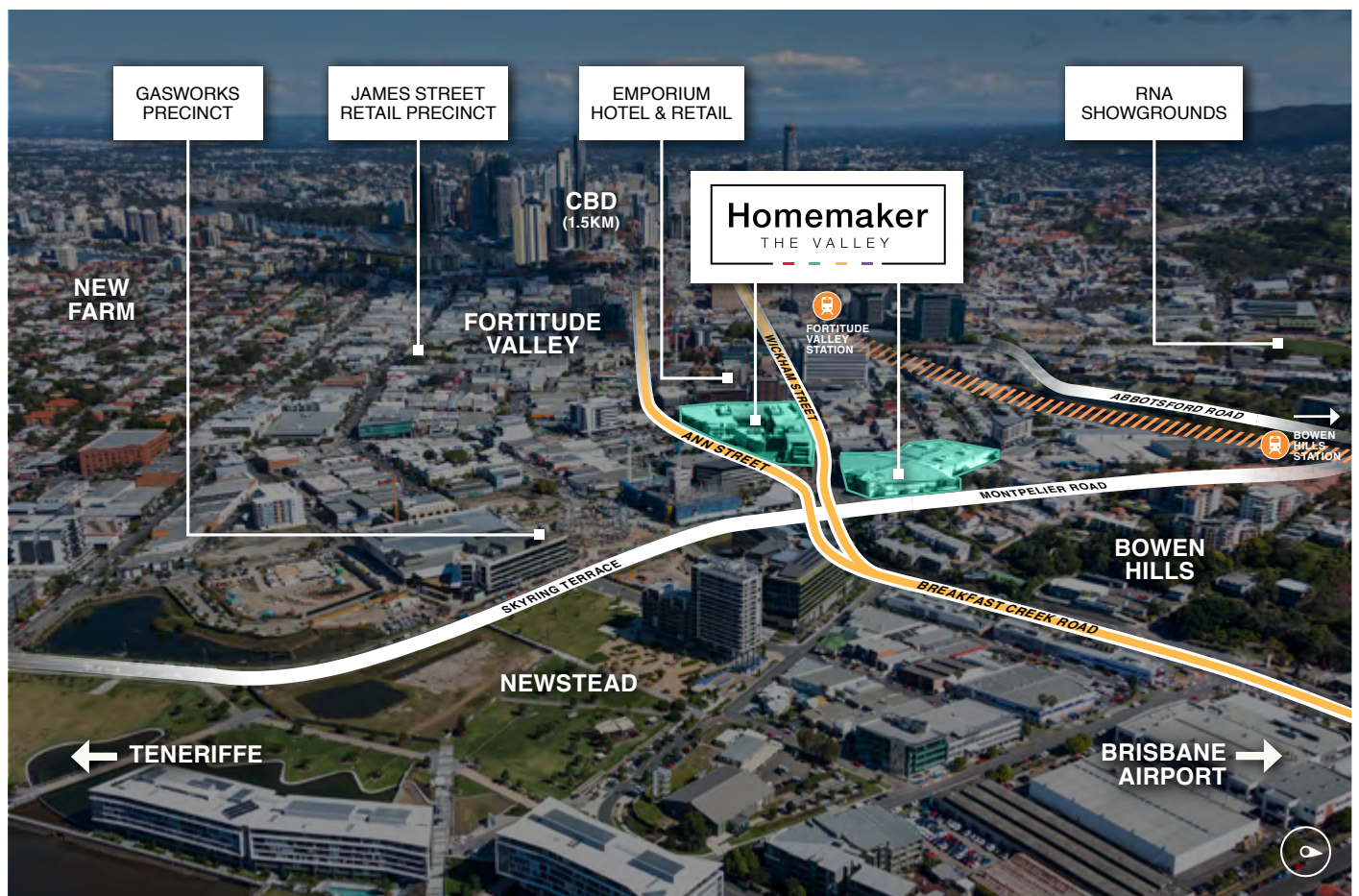
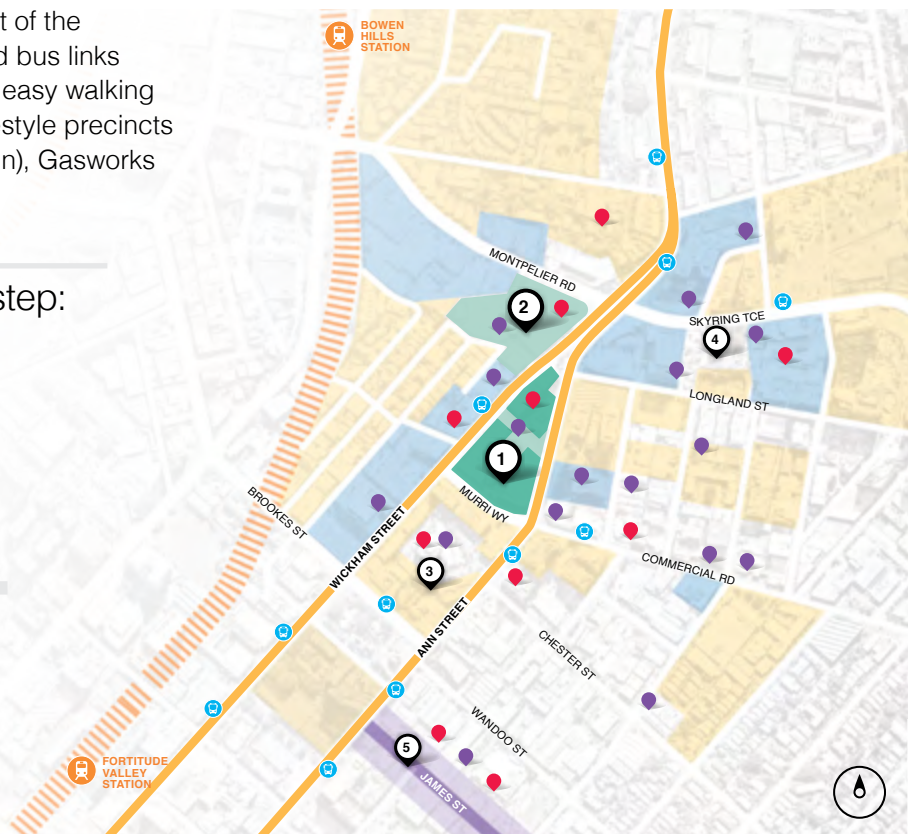
## The Location

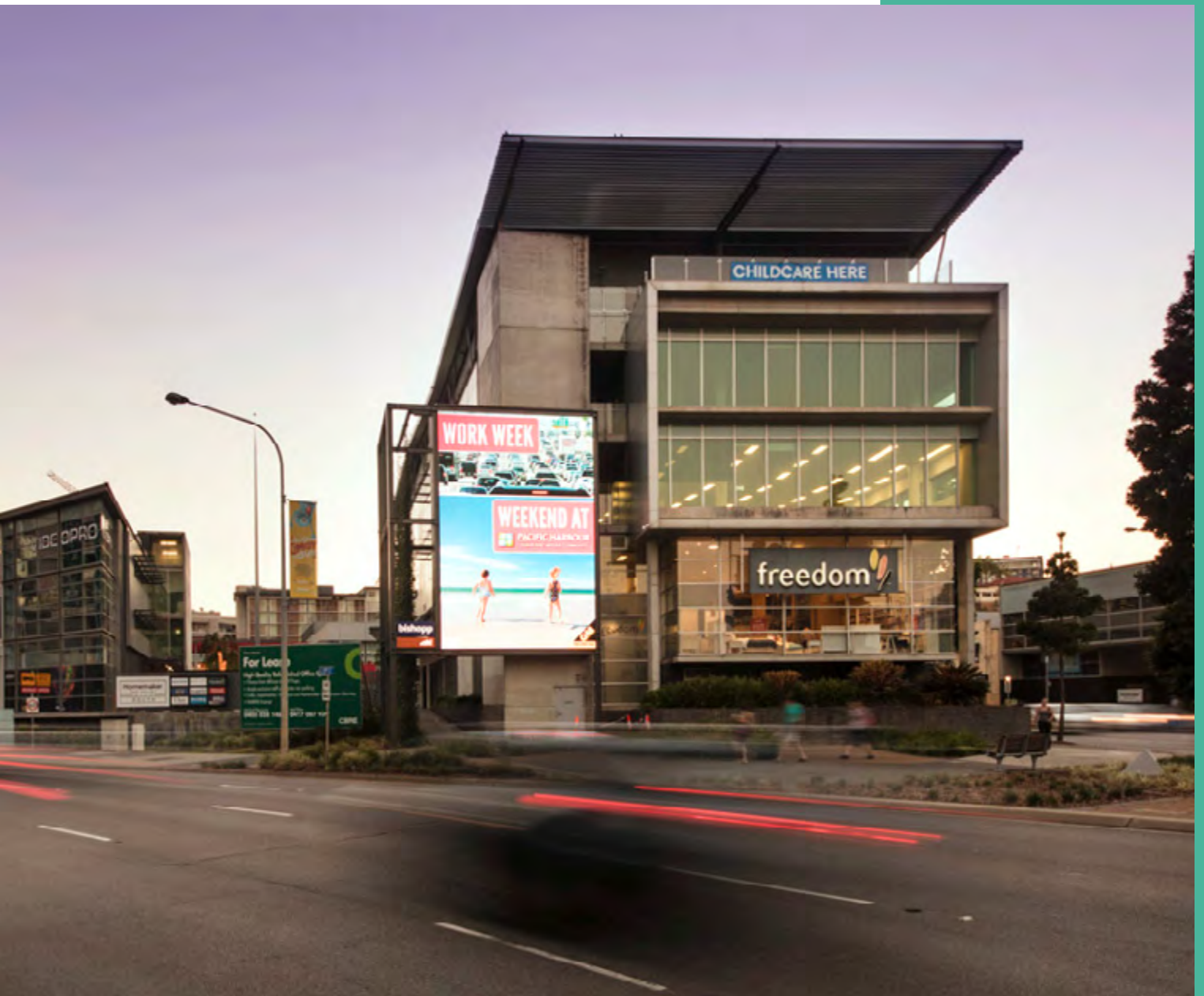
The opportunity is just 1.5km northeast of the Brisbane CBD with major road, rail and bus links within easy reach. The centre is within easy walking distance to other popular retail and lifestyle precincts including the Emporium complex (2 min), Gasworks (5 min) and James Street (10 min).

### Prime amenity at your doorstep:

-  Food & Beverage
-  Health & Gym Facilities
-  End Of Trip Facilities
-  Aldi Supermarket
-  Guardian Childcare Centre
-  Homewares

- |                           |   |
|---------------------------|---|
| <b>1. Homemaker South</b> |  Opportunity       |
| <b>2. Homemaker North</b> |  Residential       |
| 3. Emporium Hotel         |  Commercial       |
| 4. Gasworks Precinct      |  Cafe/Restaurant |
| 5. James Street           |  Retail          |





# CBRE

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