



9 Discovery Dr, North Lakes



FLEXIBLE OFFICE SPACE IN PRIME NORTH LAKES LOCATION – ADJOINING SUITES AVAILABLE

Positioned within the highly sought-after commercial precinct of North Lakes, these two adjoining office suites on the first floor at 9 Discovery Drive present a rare leasing opportunity for businesses seeking flexibility, exposure and convenience.

Offering a combined area of 103m² to 206m² (gross) or 96.6m² to 193.14m² (net lettable area), the tenancies can be leased individually or together to suit a variety of business requirements.

The suites include an existing fit-out with kitchenette, allowing for a smooth and cost-effective transition for incoming tenants. A floor plan is available on request.

Key Features:

- Two adjoining office suites – lease one or both
- 103m² to 206m² (gross) | 96.6m² to 193.14m² (NLA)
- Existing fit-out including kitchenette
- NBN ready
- Modern office complex (completed 2008)
- 45 on-site car parks
- Dual street frontage providing excellent exposure
- Available from June 2026

Note, that access to the offices is via stairs only (no lift).

Outstanding Location:

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Price	FROM ONLY \$3,220 / MONTH
Property Type	Commercial
Property ID	4308
Office Area	206 m2

AGENT DETAILS

Nigel Lucas - 0413 351 603

OFFICE DETAILS

North Lakes
 SHOP 15 9 Discovery Dr North Lakes, QLD, 4509 Australia
 0413351603



- Approx. 400m to Westfield North Lakes & IKEA
- Close to Mango Hill Train Station & North Lakes Bus Terminal
- Easy access to Bruce Highway (M1) and major arterial roads
- Approx. 25 mins to Brisbane Airport
- Approx. 35 mins to Brisbane CBD
- Adjoining major tenants including Fitness First, Bank of Queensland & North Lakes Ambulance Station
- Walking distance to McDonald's, Subway & Red Rooster

Located within one of Australia's fastest growing regions, North Lakes is a master-planned Stockland community just 28km north of Brisbane CBD, servicing a trade population of over 360,000 people. Surrounded by major retail and established businesses including Westfield, IKEA, Bunnings and Costco, this location continues to experience strong commercial demand and growth.

Lease Details:

Rent from \$3,220 to \$6,440 per calendar month + GST + Outgoings

Outgoings of \$673.55 per unit + GST

For further information or to arrange an inspection, contact Nigel Lucas – Blue Moon Property.

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