







GROUND-FLOOR CORNER OFFICE FOR LEASE IN THE HEART OF NORTH LAKES

Positioned within the highly sought-after North Lakes commercial precinct, this prominent **ground-floor corner tenancy at 9 Discovery Drive** offers approximately **86m² of net lettable area**.

The premises benefit from excellent natural light, ground-floor accessibility and exposure within a well-established commercial complex. Previously configured for education and training purposes, the flexible layout could suit a range of businesses including professional offices, consulting, allied health, training or service-based operators, subject to the relevant approvals.

Key Features

- Approximately **86m² NLA**
- Prominent ground-floor corner position
- Easy access with no stairs or lift required
- Excellent natural light
- Flexible internal layout
- NBN-ready
- Modern commercial complex completed in 2008
- Approximately 45 on-site car parks (2 designated spaces plus visitor parking)
- Dual street frontage providing excellent exposure

Outstanding Location

2 2,800m2

Price	Contact Agent
Property Type	Commercial
Property ID	4308
Land Area	2,800 m2
Office Area	86 m2

AGENT DETAILS

Nigel Lucas - 0413 351 603

OFFICE DETAILS

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

- Approximately 400 metres from Westfield North Lakes and IKEA
- Close to Mango Hill Train Station and North Lakes Bus Terminal
- Easy access to the Bruce Highway and major arterial roads
- Approximately 25 minutes from Brisbane Airport
- Approximately 35 minutes from Brisbane CBD
- Close to major businesses and services including Fitness First, Bank of Queensland and North Lakes Ambulance Station
- Walking distance to McDonald's, Subway and Red Rooster
- Surrounded by major retail destinations including Westfield, IKEA, Bunnings and Costco

North Lakes is one of South-East Queensland's strongest commercial and residential growth areas. This master-planned Stockland community is located approximately 28 kilometres north of Brisbane CBD and services a substantial regional trade population.

This accessible ground-floor tenancy represents an excellent opportunity for a business seeking a convenient and highly visible North Lakes location.

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

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