

# COMMERCIAL – TOOWOOMBA CENTRAL PLAZA

## FOR PURCHASE OR LEASE

Available tenancies for purchase or long-term lease



### Key Features

- CBD Location – opposite Toowoomba City Hall
- Grand Central Shopping Centre – short walking distance
- Empire Theatre – short walking distance



### Complex

- A Grade Building
- Secure Undercover Parking
- Apartment Hotel above commercial tenancies
- Access to boardroom, conference and meeting facilities
- Large premises with natural light and ducted air-conditioning
- Three lifts to all levels
- Ample visitor parking
- Well-maintained complex by Prime Group Australasia with on-site managers

### Commercial Tenancies' Owners & Tenants

- Government
- Corporate – blue chip companies

### Available Commercial Lots

Lot / Level	Level	Car Parks	Area m <sup>2</sup>	Net Rent m2	Net Rent	Sales Price	Leased / Vacant	Yield
9	2	2	228	\$231	\$52,668	\$702,240	Vacant	7.5%
16	2	2	262	\$220	\$57,640	\$798,667	Vacant	7.5%
11 & 12	2	6	358	\$283.52	\$101,500	\$1,522,281	Vacant	7.25%

532-544 Ruthven St, Toowoomba

# ENQUIRE TODAY

**Chris Novak**

Phone: 0434 532 144

Email: [chris.novak@primega.com.au](mailto:chris.novak@primega.com.au)

Visit: [www.primeinvestment.com.au](http://www.primeinvestment.com.au)