

**Property Address:** Lower Ground, Suite 16-17,  
42-44 King St, Caboolture

**Availability:** **TENANT ON LEASE**  
**INSPECTIONS BY APPOINTMENT ONLY**

**Floor Area:** 203sqm

**Rental rate:** \$349/sqm Net plus Outgoings plus GST  
\$458/sqm GROSS plus GST

**Annual rental:** \$70,847 Net plus Outgoings plus GST  
\$92,974 GROSS plus GST

**Estimated Outgoings Budget 2023-2024:**

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$109/sqm approx.

**Car Parking:**

Car parking is available by negotiation at market rates.

**Contact:**

Sally Collins 0401 258 547; email: [property@demartini.com.au](mailto:property@demartini.com.au)  
Or John De Martini Jnr 0412 669 698

**Other:**

- Suit retail or professional office
- Heart of Caboolture CBD
- Modern building with professional tenants
- Ample car parking
- Fitout options inc. furniture available

