

Brief to Market Tenant Representation



Overview

TYPE: Lease

CLIENT: Brighton Langley

LOCATION: Brisbane CBD

TERM: Long term lease

PROPERTY: Commercial Office or Ground Floor Retail Tenancy

**Brighton
Langley**

Costello Group are currently seeking leasing submissions from the market on behalf of Brighton Langley for new premises within Brisbane's CBD.

Brighton Langley currently occupy approximately 100sqm at 239 George Street and are seeking a future-focused tenancy that better reflects their evolving workspace requirements. The new premises must support improved functionality, professional presence, and long-term operational suitability.

The business is open to both high-rise commercial office space and ground-floor retail opportunities with street frontage, balancing visibility with practicality. The tenancy must provide convenient access to the legal precinct, QUT, and public transport.

The proposed space will accommodate a team of 6–8 staff and must support a professional, client-facing environment while allowing flexibility for future growth.

Brief Specifics



➔ SIZE

Circa 100 - 200 sqm

➔ LOCATIONS

Brisbane CBD
Close proximity to:

- Legal precinct
- QUT

➔ ACCESSIBILITY

Easy access for both clients and staff
Strong consideration for connectivity and walkability/ Public transport networks

➔ PARKING

Minimum one (1) on-site car park required

➔ TENANCY SPECIFICS

Suitable for 6–8 staff
2–4 open plan workstations
4 private offices
Minimum 1 boardroom/meeting room (additional meeting room favourable)
Kitchen/staff amenities
Small welcoming reception area
Pet-friendly building preferred

➔ BUILDING TYPE

High-rise commercial office tenancy or
Ground-floor retail tenancy with street frontage and presence

➔ PRICE

Fair market value — flexibility depending on condition and location

RESPONSE REQUIREMENT

All options are to be submitted by the **9th April 2026**. Please complete all details in the attached spreadsheet inclusive of prices. Submissions are to be emailed to: jorden@costellogroup.com.au

For any further information please do not hesitate to contact **Jorden**: 0420 274 229

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