

Brief to Market Buyer & Tenant Representation



Overview

TYPE: Purchase or Lease

CLIENT: Choices Flooring

LOCATION: Cannon Hill & surrounding areas

PROPERTY: Commercial/Retail Tenancy



Costello Group is seeking both purchase or leasing submissions from the market on behalf of Choices Flooring for new showroom and warehouse premises within the **Cannon Hill, Brisbane** and surrounding suburbs.

Choices Flooring is actively expanding its national retail network to support a growing pipeline of franchisee operators across Australia and New Zealand. With committed operators ready to trade, the immediate priority is securing suitable premises/locations, with further requirements anticipated as the network continues to expand.

The site must deliver an effective balance of customer facing showroom presentation and practical warehouse functionality for stock holding and order fulfilment. With digital channels driving the majority of customer traffic, prime retail exposure is not required, however sites must be accessible, well-presented and operationally functional.

Preferred locations sit within fringe commercial precincts, positioned near complementary home improvement and DIY operators, and must meet defined criteria across size, configuration, access and parking.

Brief Specifics



→ LOCATION

Cannon Hill and surrounding suburbs:

- Carina, Belmont, Gumdale, Morningside, Bulimba, Murarrie, Tingalpa, Hemmant, Wynnum Central, Manly.

→ SIZE

Total net lettable area: 300–500 sqm

Showroom component: 200–300 sqm

Warehouse & Storage component: 100–200 sqm

→ SHOWROOM PRESENTATION

- Premises must present well and be suitable for a branded, customer-facing retail environment
- A clean, professional external presentation is expected
- Air-conditioning
- Good quality LED lighting throughout

→ ACCESS

- Prominent road frontage
- Access suitable for larger freight and delivery trucks
- Dedicated loading and delivery area with adequate truck turning capability
- High-bay roller door required to accommodate deliveries
- Sites within identified flood risk areas are to be avoided

→ INTERNAL CONFIGURATION

- Minimum 4.0–5.0m clear internal span to accommodate carpet cutting operations
- High-clearance warehouse preferred to support stock handling and fulfilment

→ PARKING

- Minimum 3–5 dedicated on-site car spaces essential for customers

RESPONSE REQUIREMENT

All options are to be submitted by the **6th July 2026** Please complete all details in the attached spreadsheet inclusive of prices. Submissions are to be emailed to: jorden@costellogroup.com.au and briefs@costellogroup.com.au.

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

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