

Brief to Market Tenant Representation

Overview

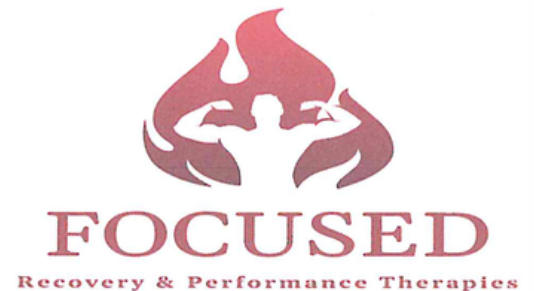
TYPE: Lease

CLIENT: Focused Recovery & Performance Therapies

LOCATION: North Lakes

TERM: Long term lease

ZONING: Industrial, Mixed Use or Centre zoning



Costello Group are currently seeking leasing submissions from the market on behalf of Focused Recovery & Performance Therapies for a new premises in North Lakes.

The client is seeking a well-located, functional tenancy capable of supporting multiple treatment services within a single premises, with a strong emphasis on accessibility, convenience, and client experience. The space must be able to accommodate specialised equipment and wet areas, while allowing flexibility for future growth. The requirement is immediate, with the client ready to commit to a suitable premises without delay.

Consideration will be given to industrial, mixed-use, or centre-zoned properties. Both existing tenancies and cold shell options suitable for a custom fit-out will be considered, including mezzanine configurations.

Brief Specifics



→ SIZE

Circa 350-450 sqm

→ TIMING

Immediate

→ LOCATION

North Lakes

→ PARKING

Multiple on-site car parks highly desirable

→ EXPOSURE & ACCESS

Signage opportunities viewed favourably
Convenient and accessible for clients

→ TENANCY REQUIREMENTS

Kitchen / staff amenities
Capacity to accommodate wet areas (e.g. plunge pool / ice baths)
Suitable for sauna and specialised recovery equipment.

→ BUILDING TYPE

High-clearance or adaptable space suitable for health and recovery use
Mezzanine configurations considered
Cold shell opportunities suitable for custom fit-out welcomed

→ COMMERCIAL TERMS

Fair market value — flexibility depending on condition and location

RESPONSE REQUIREMENT

All options are to be submitted **Immediately** until the **14th May 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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