

Brief to Market Tenant Representation



Overview

TYPE: Lease

CLIENT: Orange Sky

PROPERTY: Retail Space- Laundromat

LOCATION: Brisbane Inner CBD and Outer CBD Suburbs

TERM: 10 year lease + option to extend



OrangeSky
— Australia —

Costello Group are currently seeking leasing submissions from the market on behalf of Orange Sky for a retail facility located within Brisbane's CBD or inner surrounding suburbs.

Orange Sky is exploring a new, customer-facing laundromat concept as an alternative commercial model to generate revenue in support of its existing not-for-profit services.

This offering will operate separately from Orange Sky's existing service model and will be designed to serve a broader community audience. The proposed laundromat will be located within a commercial lease setting and will cater to local residents such as working professionals, families, and apartment dwellers seeking a convenient and well-designed laundry experience.

The concept is intended to operate as a high-quality self-service and hybrid laundromat, with a strong focus on ease of use, reliability, and modern amenity. Importantly, all profits generated by the business will be reinvested into Orange Sky to help fund and expand its core mission.

Brief Specifics



→ SIZE

60 - 80 sqm (+/- 10 sqm)

→ LOCATIONS

Brisbane Inner-City suburbs

- 5km radius of Brisbane CBD

→ ACCESSIBILITY

Ground Floor retail or street facing with high volume foot traffic.

Compatible with surrounding offerings - cafes, restaurants, and entertainment areas.

→ PARKING

Highly advantageous

→ TENANCY SPECIFICS

Cold shell preferable

Spaces with the ability to minimally convert/fit out will also be considered

Access to water and sewer mains required

3-phase power required (min. 140-amp per phase)

Natural Gas advantageous

→ ADDITIONAL REQUIREMENTS

Concrete thickness (200mm solid concrete slab on earth, not suspended, is ideal)

Gas exhaust duct potential (needs to go to atmosphere)

Water supply (Ideally 32mm mains for 25mm off runs with 5bar pressure)

RESPONSE REQUIREMENT

All options are to be submitted by the **12th of February, 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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