

Brief to Market

Buyer Representation



Overview

TYPE: Sale- Tenanted Investment

CLIENT: Private Investor

LOCATION: South East QLD

PRICE: Up to \$12,000,000.

PROPERTY: Industrial, Office, Medical or Retail

Costello Group are currently seeking sales submissions from the market on behalf of a valued private client with a successful track record of commercial property acquisitions across Australia. Our client is now seeking to expand their portfolio and is actively pursuing new commercial investment opportunities across South East Queensland and Northern New South Wales.

The mandate includes a preference for office, industrial, medical, or retail assets, with a focus on value-add opportunities that offer strong long-term capital growth potential. Properties requiring capital expenditure will be considered, as will both partially leased or fully leased arrangements.

We welcome submissions from agents and vendors with suitable opportunities that meet the above criteria.

Brief Specifics



LOCATIONS

Brisbane & Surrounds

- City Fringe
- North to Caboolture
- West to Ipswich
- East & Bayside
- South & M1 Corridor

Sunshine Coast

- Gympie
- Noosa
- Coolum
- Maroochydore
- Mooloolaba
- Caloundra

Gold Coast

Toowoomba CBD



PREMISE REQUIREMENTS

- Well presented building (s)
- Options with existing features to strata such as individually metered tenancies will be looked upon favourably
- Multi-tenanted options
- Ability to reset leases to increase the capitalisation rate and WALE
- Ability to increase net lettable area
- Flood free preferable



PARKING

Adequate parking for tenants & customers



TIMING

Immediate

RESPONSE REQUIREMENT

All options are to be submitted **as soon as possible**. 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

COSTELLO GROUP PROPERTY TEAM



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