



STRONGHOLD PRECINCTS PROPERTY FUND

3 HI-TECH COURT, EIGHT MILE PLAINS QLD

3 Hi-Tech Court is a semi-modern commercial style office warehouse building situated within the Brisbane Technology Park – Technology precinct. The building is part two level office over warehouse accommodation which has recently been refurbished. The property also includes 71 open air car parks on site at a ratio of 1:35 square metres. The property is fully leased to Mazda Australia (head office) and Micreo Limited (leading national technology company) across a total of 2,507 square metres of lettable area.

The property presents to a good standard, with good access on site. The WALE (I) of the property is 5.4 years, with 100% occupancy.

Property type	A-Grade office/warehouse
Net lettable area	2,507m ²
Site area	6,104m ²
Occupancy	84%
WALE (I)	5.4yrs
Average rental reviews	2.5% approx p.a
Carparks	71 bays

Major tenants	Lettable area
Johnson & Johnson	41%
Debt Cutters	59%