

Educators goal with new Valley lease deal

CHRIS HERDE

AUSTRALIA'S leading provider of specialist sports education, FCII, has scored a high-profile base in Fortitude Valley to kick off a new stage of growth.

FCII, which offers holistic sports coaching, conditioning and high-performance training as well as Australia's only Diploma of Sport Development for Football, has a seven-year lease with an option on a freestanding office building at 120 Brunswick St.

Tewksbury Commercial's Darren Lucchese, who struck the deal with Cushman & Wakefield's Matthew Holloway, said the tenancy gives FCII a strong public presence in one of Brisbane's most

prominent inner city locations

"They investigated a number of options in various locations across Brisbane, but this stand-alone building in Fortitude Valley was ideally suited to their requirements," he said.

"It's close to public transport and amenities and has large floor plates and high ceilings to suit their unique fitout needs that will incorporate specialist sports training equipment and facilities, including an indoor running track.

"The main road location of the property also provides maximum public exposure and is supported by the convenience of secure basement parking for 23 cars."

The two-storey building has 1182sq m of space and is on a

868sq m site. The leasing rate was not disclosed but it is understood the first year's rent was discounted as the tenant is funding a refurbishment of the building.

The rent will increase back to market rental of about \$300/sq m over the term of the lease. FCII previously operated from the University of Queensland's Sports Centre at St Lucia.

Mr Holloway said there was a "fair bit of interest" in the building which was previously occupied by an accounting firm.

"Another group fell through just prior to FCII coming on to the scene," he said.

"There were a number of different size ranges and a training group looked at it as did a construction company and other groups."



KICKING GOALS: Darren Lucchese and Matthew Holloway at 120 Brunswick St, Fortitude Valley.



For Sale

Retail Convenience Centre With Development Upside



Stunning Water Views

Hervey Bay (River Heads) QLD 52-54 Ariadne Street

- Bustling retail convenience centre with substantial development upside, existing DA
- Excellent tenancy mix includes IGA supermarket, pharmacy, take-away foods & others
- Busy centre enjoys exclusive trade catchment

- Substantial 2.99 hectare "waterfront reserve site"
- 686 sqm net lettable area with approval for additional 400 sqm retail
- IMPORTANT: Approval to subdivide surplus land, and develop 19 duplex residences
- Net Income: \$187,000 pa* (July leased)

Glenn Conridge
0413 873 337

Michael Gilbert
0430 024 790

For Sale By EOI Closing 4pm 8 April 2016

burgessrawson.com.au



burgessrawson.com.au

Investment Portfolio Auction 103

Rare McDonald's Restaurant Investment
Strategic Highway Location



Childers QLD

Bruce Highway (1/150 Churchill Street)

- 10 year lease expiring Oct. 2023 plus 2 x 5 year options
- Leased to McDonald's Australia Limited
- Prominent strategic highway location in major tourism thoroughfare in proximity to Bundaberg, Maryborough, Hervey Bay & Fraser Island
- Modern building with drive thru and on site carparking

- Net lease, tenant pays all outgoings (except land tax), as per lease
- Annual CPI increases
- Easily managed single tenant investment
- Net Income: \$114,000 pa*

Michael Collins
0404 023 204

Dean Venturato
0412 840 222

Auction 11am Tuesday 5 April, Sydney

Strategic Petrol Station Investment
Exceptional CBD Highway Corner



Mount Isa QLD

42 Miles Street

- 18 Year Lease to 2021 with options to 2041
- Leased to Woolworths Limited - Top 50 ASX listed Company
- Highly visible corner site of 1,012 sqm* with 50 m frontage
- Net Income: \$165,483 pa*

Auction 11am Tuesday 5 April, Sydney

David Ingram
0403 464 621

Michael Collins
0404 023 204

Major National Retailer
3 Main Road Shops



Buderim (Sunshine Coast) QLD
Lots 2,3,4 129 King Street

- 3 adjacent strata shops leased to Liquorland until 31 July 2018 options extending to 2036
- Liquorland have been on this site for over 10 years
- Net Income: \$54,283 pa*

Auction 11am Tuesday 5 April, Sydney

Michael Collins
0404 023 204

Dean Venturato
0412 840 222

10 Year Lease to Westpac Plus Options to 2031
Outstanding Exposure



Mackay North QLD
28 Grandview Drive

- Secure 10 year lease to 2021 - fixed 3% annual rent increases
- Versatile 336 sqm* building (26% site coverage)
- 1,278 sqm site with exposure to Bruce Hwy
- Rent: \$117,162 pa*

Auction 11am Wednesday 6 April, Melbourne

Michael Collins
0404 023 204

Jamie Perlinger
0413 860 315

Major 7-Eleven & Convenience Investment
Booming Gold Coast Commercial Hub



Robina (Gold Coast) QLD
263 Scottsdale Drive

- 7-Eleven - Secure 15 year lease to 2028 plus option to 2043
- Gloria Jeans - Secure 10 year lease to 2025
- Bustling centre built 2013 including petrol station + 3 retail outlets
- Rent: \$468,570 pa* (as at July 2016)

Auction 11am Wednesday 6 April, Melbourne

Michael Collins
0404 023 204

Jamie Perlinger
0413 860 315