

Suite 6 'Capital Place' 195 Hume Street

Toowoomba, QLD



LJ Hooker Commercial Toowoomba proudly presents Suite 6 at 'Capital Place', a premium office investment opportunity in the heart of Toowoomba's CBD fringe. This 171m² A-grade office space offers investors a secure income stream with exceptional growth potential.

The property features a brand new 5-year lease to Viden Advisory Group, a respected financial services provider with multiple offices across southeast Queensland. Having exercised their lease renewal option in October 2022, the tenant demonstrates strong commitment to the location, providing investors with income security and potential for long-term returns.

Suite 6 boasts modern office amenities including abundant natural light through floor-to-ceiling windows, a generous 32m² external terrace, and excellent accessibility via lift from both ground and basement levels. The property includes five secure basement car spaces and an exclusive 6m² storage area, enhancing its appeal to quality tenants.

Strategically positioned on Hume Street, a major arterial road with exposure to over 90,000 vehicle movements weekly, this property benefits from unmatched visibility and convenience. The location in Toowoomba's

high-growth CBD fringe corridor places it just minutes from the Hooper Centre and surrounded by reputable national and local businesses.

With a current net income of \$64,865.08 per annum plus GST, this strata-titled investment represents an exceptional entry-level opportunity in Toowoomba's thriving commercial property market. The region's impressive economic growth of 4.3% annually over the past decade, coupled with \$20.7 billion in development projects underway, creates a solid foundation for long-term investment performance.

Key Information

Investment Type	Office
Purchase Price	\$555,555
Net Yield	4.0%

Key Highlights

- Premium A-grade office space with 171m² of contemporary interior
- Secure 5-year lease to established financial services tenant with strong covenant
- Current net income of \$64,865.08 per annum plus GST
- Prime position on high-traffic Hume Street with exposure to 90,000+ vehicles weekly
- Includes five secure basement car spaces and exclusive 6m² storage
- Attractive 32m² external terrace enhancing office amenity
- Full disability compliance with lift access from ground and basement levels
- Located in Toowoomba's priority development CBD fringe area
- Just minutes from Hooper Centre and surrounded by national businesses
- Strata-titled investment with manageable outgoings
- Perfect entry-level commercial property investment
- Positioned in a region with 4.3% annual economic growth and \$20.7B in development

Background Information

How old is the asset?	Not specified
Vendors reason for selling?	Not specified
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	3 None
How long have they been in business overall?	3 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No



Location Information

Located approximately 125km west of Brisbane, Toowoomba sits at 800m above sea level on the edge of the Great Dividing Range. As one of Australia's largest inland cities, Toowoomba boasts a growing population of over 181,000 residents, projected to reach 211,000+ by 2040.

The region serves as the western gateway to southeast Queensland's \$286 billion economy, generating a **Gross Regional Product of \$11.63 billion** with over 93,000 local jobs. Toowoomba's economic growth has been impressive at **4.3% per year over the last decade**, creating a solid foundation for commercial property investment.

The Hume Street precinct, where Capital Place is located, forms part of Toowoomba's CBD fringe - a priority development area for the Toowoomba Regional Council. This area has been earmarked for multiple mixed-use high-rise developments to address housing needs and promote inner-city living. The precinct is home to numerous reputable businesses including Toowoomba Strata, Your Turn Youth Support, AVIS, and Centrelink.

With substantial development underway totaling \$20.7 billion (a 10.2% increase from 2022), Toowoomba offers excellent investment growth potential with strong economic fundamentals supporting commercial property values.

Tenant Information

Suite 6 is leased to **Viden Group Pty Ltd**, a growing financial services firm offering turnkey solutions for financial planning, accounting and advisory needs. With five offices across southeast Queensland, Viden is positioned at the forefront of new age advisory services.

The current lease commenced on **1 October 2022** with a 5-year term and includes **two 5-year options**, demonstrating the tenant's long-term commitment to the location. Having already exercised their initial renewal option, Viden has operated from this location since 2017 (approximately 7 years).

The lease includes five exclusive on-site car spaces (included in the base rental) and the rent is subject to 3.0% or CPI reviews (whichever is greater). This established tenant provides security of income with potential for up to 10 years of tenancy when including the remaining option period.



KARALEE - MEDICAL CENTRE

Shop/Suite Number	Trading Name	Lettable Area m ²	Lease Term Yrs	Start Date	Expiry Date	Options Remaining Yrs	Base Rent		Outgoings Recoveries		Gross Rent		Next Review		
							\$ p.a.	\$/m ² p.a.	\$ p.a.	\$/m ² p.a.	\$ p.a.	\$/m ² p.a.	Date	Type	Structure
TEN01	Skin Health Matters Karalee	597	5	08-Apr-19	07-Apr-29	5	301,346	505	51,028	85.5	352,373	590	8-Apr-25	Fixed	3.50%
TEN02	Skin Health Matters Karalee	70	7	22-Mar-21	21-Mar-28	1 year 17 days	32,984	471	5,983	85.5	38,968	557	22-Mar-25	Fixed	3.50%
TEN03	Skin Health Matters Karalee	70	7	06-Jul-21	05-Jul-28	9 months 1 day	31,869	455	5,983	85.5	37,852	541	6-Jul-24	Fixed	3.50%
TEN04	Target Physiotherapy	70	5	12-Jul-21	11-Jul-26	1 x 5	31,921	456	5,983	85.5	37,904	541	12-Jul-24	CPI	CPI
TEN05	F45	190	6	13-Mar-21	12-Mar-27	1 x 5	67,476	355	14,020	73.8	81,496	429	13-Mar-25	Fixed	3.00%
Total		997					465,596		82,997		548,593				

*Rents highlighted green have been reviewed to capture their next rental review date.

RENTAL INCOME	\$ per annum
Net Rent	465,596
Outgoing Recoveries	82,997
Gross Rent	548,593

OUTGOINGS - ESTIMATE
Statutory Expenses

Municipal / Council Rates	18,797	18.85
Water & Sewerage Rates	3,395	3.41
Land-Tax	11,650	11.69
Statutory Expenses	33,842	33.94

Operating Expenses

Insurance Premiums	7,400	15.05
Common Area Cleaning	20,000	20.06
Electricity	3,569	3.58
Fire Protection / P.A.	828	0.83
Pest Control	1,500	1.50
Repairs & Maintenance	4,985	5.00
Security / Access Control	2,243	2.25
Gardening / Landscaping	2,000	2.01
Administration / Management Fees	8,500	8.53
Miscellaneous	350	0.35
Total Operating Expenses	51,375	51.53

***Note:**

1. The operating expenses are based on 2023/24 budget, which assumes the medical building forms part of the larger centre.
2. Statutory Expenses and land tax are based on actual notices for the medical centre lot
3. Outgoing recoveries have been adjusted to reflect the provided outgoings budget.

Recoverable Expenses

85.47	incl. LT
73.79	excl. LT

Total Outgoings	85,217	85.47
NET INCOME	463,376	464.77

Financial Overview

The property generates a **gross income of \$87,085.08 per annum** with recoverable outgoings of \$22,220.00 per annum, resulting in a **net income of \$64,865.08 per annum** plus GST.

Current outgoings include:

- General Rates: \$3,250.00
- Water Rates: \$880.00
- Strata Levies: \$14,800.00
- Management Fees: \$3,290.00

The lease includes provisions for rent reviews at 3.0% or CPI (whichever is greater), providing built-in income growth throughout the lease term.

Rental Comparison

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Special Conditions

Special

Offer to Purchase

Offer to Purchase	\$555,555
Initial Deposit	44444
Due Diligence	44
Finance Days	55
Settlement	33

More Images







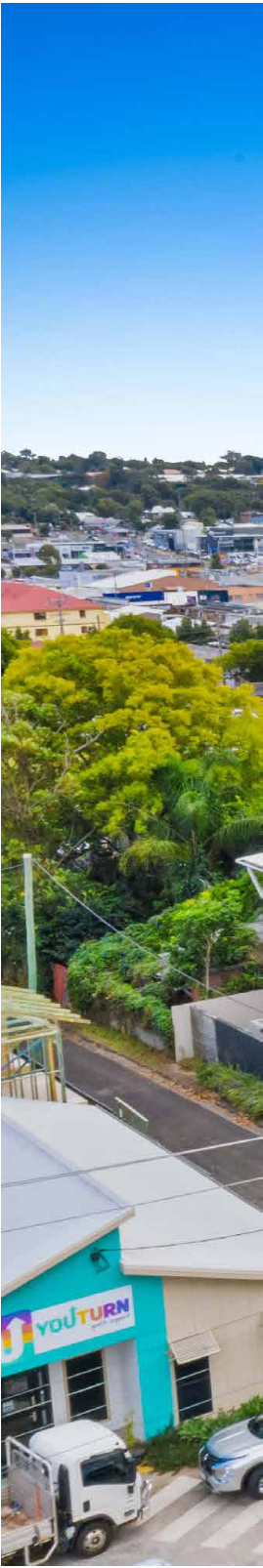


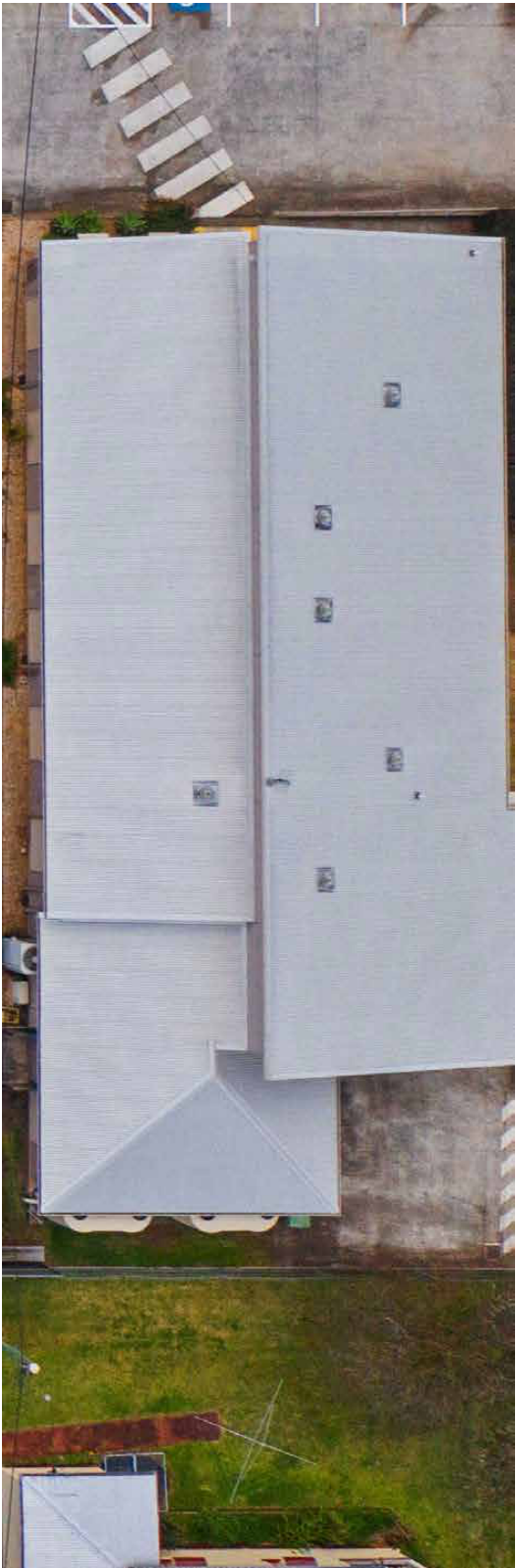
































Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.