

EMPIRE
Property Partners

~ High-Exposure Newstead location ~

'Expressions of Interest' Now Open for **Gym/Health & Wellbeing Operators**

Prime 665+sqm Inner-Brisbane Retail Showroom Space Now Leasing

33 Breakfast Creek Road, Newstead.

Empire Property Partners invites Expressions of Interest from fitness, wellness, and gym operators seeking to secure a flagship retail presence in one of Brisbane's most high-profile urban locations.

Located at 33 Breakfast Creek Road, this 665sqm ground floor showroom-style retail tenancy features expansive glass frontages, high ceilings and outstanding main road exposure to a major inner-city arterial – offering strong branding impact and customer visibility.

Situated within a modern A-Grade commercial building, the tenancy benefits from direct proximity to 2,000+ Energex staff working across six upper office levels, providing a significant built-in audience.

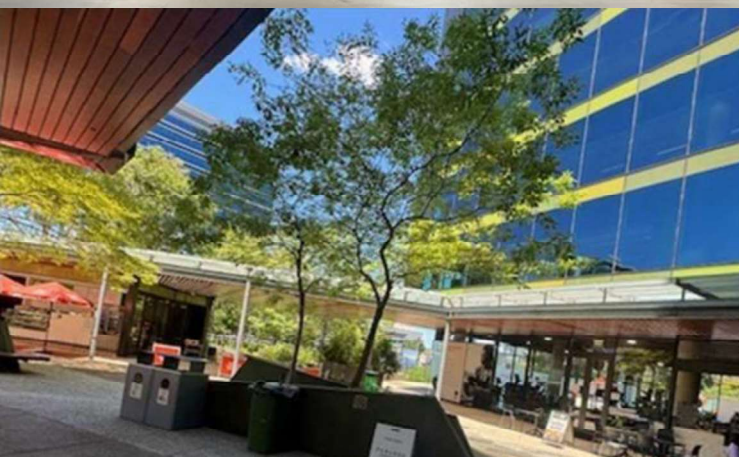
Positioned in the dynamic Newstead Riverpark precinct, the property is surrounded by high-density residential development and premium neighbours including Ferrari Brisbane and an established alfresco dining and café precinct. It also enjoys close connection to Brisbane's most vibrant lifestyle hubs – Gasworks, Emporium, and James Street.

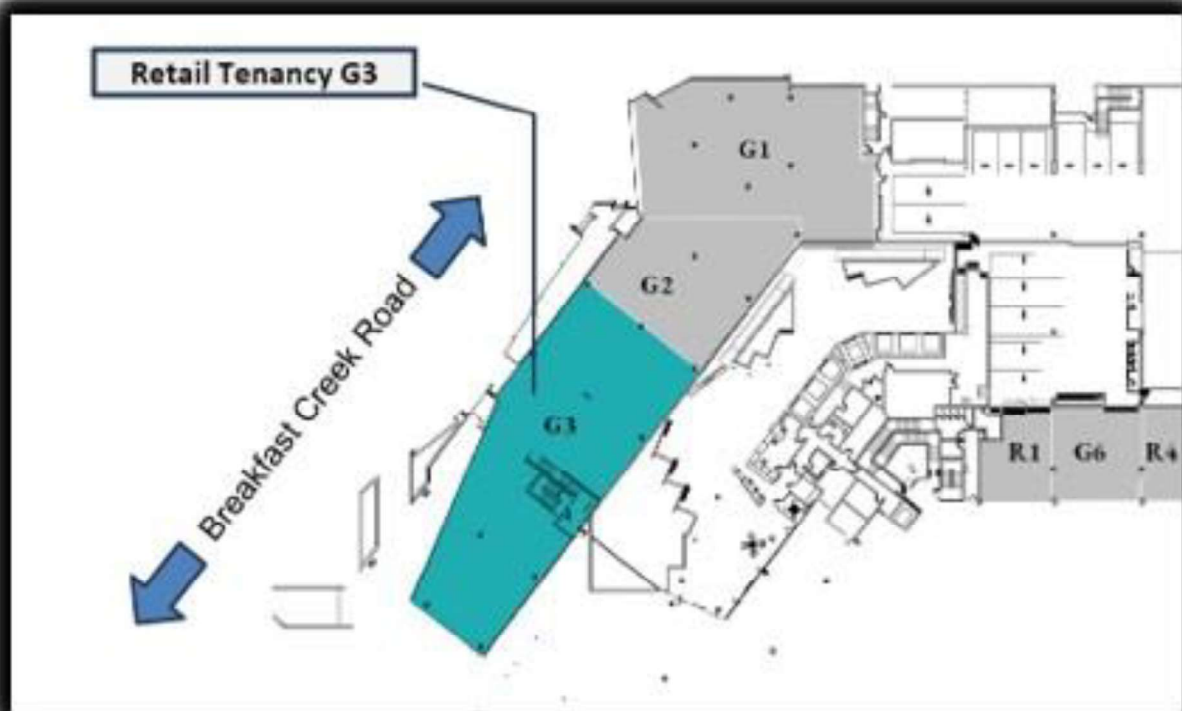
Whether you're a boutique concept or a national operator, this flexible space offers the ideal canvas to deliver a standout fitness, wellness, and health brand.

Key Features and Site Benefits:

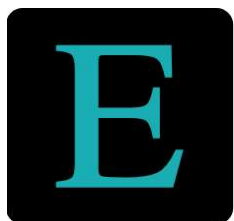
- **High-Exposure Retail Showroom:** Approx. 665sqm of flexible ground-floor space with expansive glass frontages and outstanding signage potential to Breakfast Creek Road, a major inner-Brisbane arterial.
- **Built-In Captive Audience:** Directly beneath six levels of Energex headquarters, offering potential daily exposure to 2,000+ office workers within a landmark 30,604sqm A-Grade commercial building.
- **Premium Inner-City Location:** Situated in the thriving Newstead Riverpark precinct, surrounded by high-density residential, commercial and mixed-use developments.
- **Lifestyle-Driven Neighbours:** Join a vibrant local mix that includes Ferrari Brisbane, established alfresco dining and café precincts, and major precincts like Gasworks, Emporium, and James Street nearby.
- **Strategic Urban Catchment:** Tap into a fast-growing, health-conscious demographic of inner-city professionals and residents.
- **Tailored Leasing Flexibility:** Expressions of Interest invited for whole or part tenancy, ideal for boutique studios, wellness brands, or full-service gym operators.

→ **Expressions of Interest now open: call the team at Empire Property Partners today to discuss.**





**Delivering Value For Our Clients
Is Our #1 Priority**



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