

**EMPIRE**  
Property Partners



## ~ Prime Café Leasing Opportunity in Newstead ~

Existing [Café](#) site Now Leasing at the entry to one of Newstead's most prominent fully leased 'A' Grade Office Towers.

Prime 56+sqm internal Tenancy area, with an additional 102sqm exclusive-use covered alfresco Seating Area.

**Energex House - 33 Breakfast Creek Road, Newstead.**

Empire Property Partners invites interest from Café operators seeking to secure a captive audience on the ground level entry to this flagship office tower in one of Brisbane's most high-profile urban locations.

Located at 33 Breakfast Creek Road, this 56sqm ground floor retail tenancy features an additional 102sqm covered alfresco seating zone and is situated within the external entry foyer and retail amenity of a modern A-Grade commercial building. The café tenancy benefits from direct proximity to up to 2,000+ Energex staff working across six upper office levels, providing a significant built-in audience.

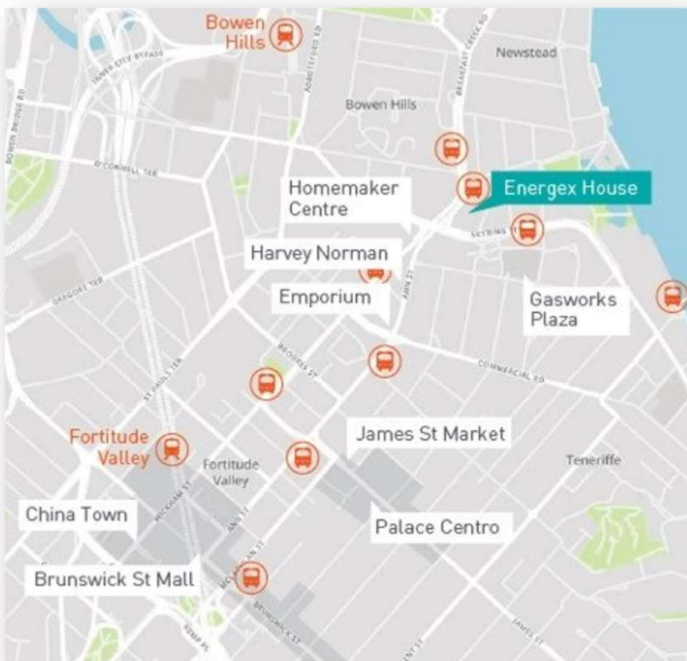
Positioned in the dynamic Newstead Riverpark precinct, the property is surrounded by high-density residential development and premium neighbours including Ferrari Brisbane, a gym/fitness centre, and an established alfresco dining precinct.

Whether you're a boutique café operator or a national operator, this space offers the ideal canvas to deliver a standout Café offering.

### Key Features and Site Benefits:

- **High Visibility and accessibility from the street, and the office tower entry**, with ability to trade to both building occupants and passing pedestrian trade.
- **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 precincts, and other major commercial, residential and retail precincts like Gasworks.
- **Strategic Urban Catchment:** Tap into a fast-growing, health-conscious demographic of inner-city professionals and residents.

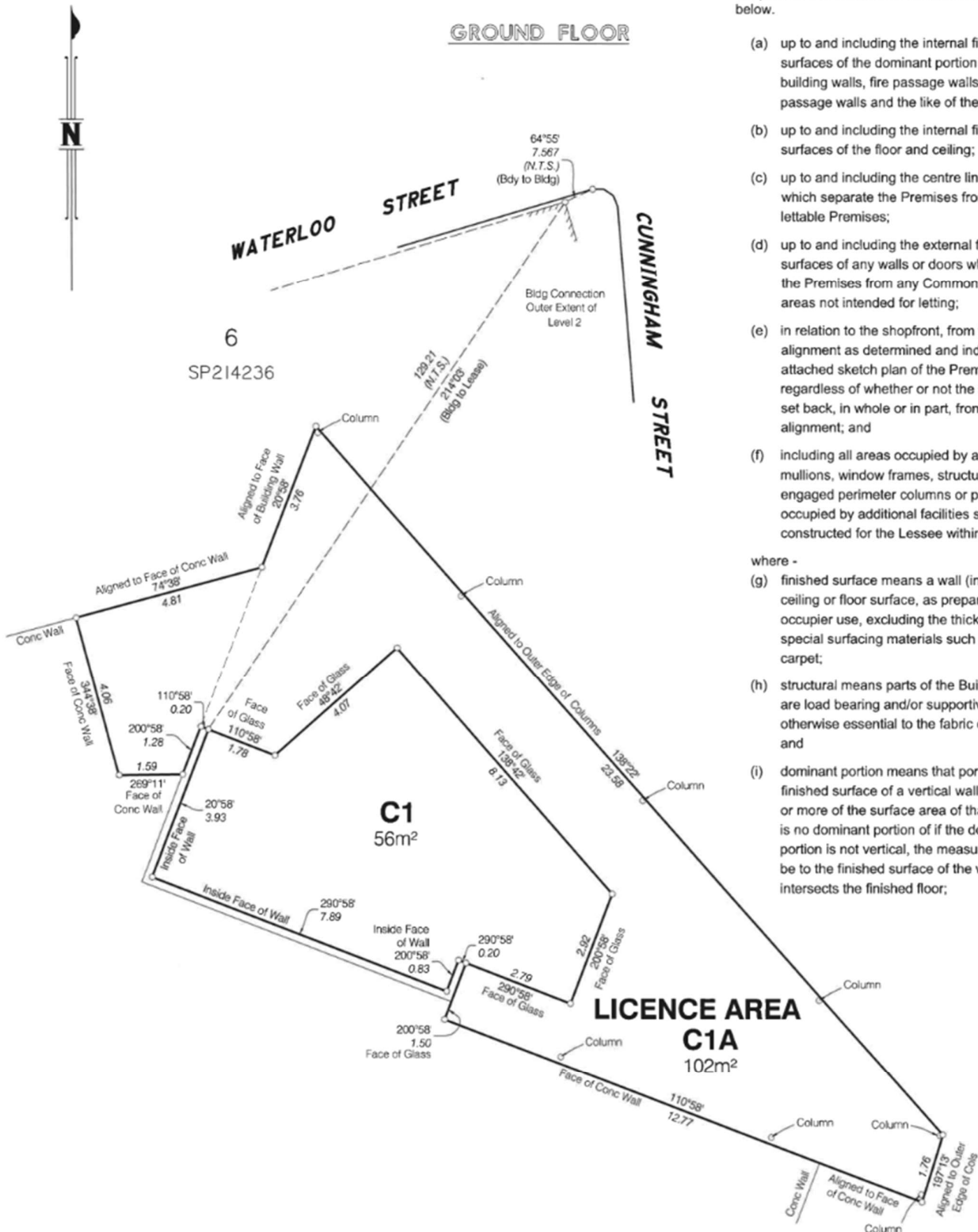
→ Call the team at Empire Property Partners today to discuss.



SKETCH PLAN

Sheet of

GROUND FLOOR



Lease Areas have been completed in accordance with the provisions of the standard of lease as defined below.

- (a) up to and including the internal finished surfaces of the dominant portion of the external building walls, fire passage walls, service passage walls and the like of the building;
- (b) up to and including the internal finished surfaces of the floor and ceiling;
- (c) up to and including the centre line of any walls which separate the Premises from the other lettable Premises;
- (d) up to and including the external finished surfaces of any walls or doors which separate the Premises from any Common Areas or areas not intended for letting;
- (e) in relation to the shopfront, from the mall alignment as determined and indicated on the attached sketch plan of the Premises regardless of whether or not the shopfront is set back, in whole or in part, from the mall alignment; and
- (f) including all areas occupied by any window mullions, window frames, structural columns, engaged perimeter columns or piers and areas occupied by additional facilities specially constructed for the Lessee within the Premises,

where -

- (g) finished surface means a wall (including glass), ceiling or floor surface, as prepared for occupier use, excluding the thickness of any special surfacing materials such as panelling or carpet;
- (h) structural means parts of the Building which are load bearing and/or supportive, or otherwise essential to the fabric of the Building; and
- (i) dominant portion means that portion of the finished surface of a vertical wall, which is 50% or more of the surface area of that wall. If there is no dominant portion of if the dominant portion is not vertical, the measurement shall be to the finished surface of the wall where it intersects the finished floor;



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