

FOR SALE · OFFERS OVER \$480,000

Your own *front door* in the Gold Coast CBD.

THE SUITE

Suite 2808, 5 Lawson Street
Southport QLD 4215

THE SPACE

89 m² strata office*
1 basement car park

THE POSITION

Tower 2 · Level 8
Southport Central

EXCLUSIVELY MARKETING BY GC PRESTIGE COMMERCIAL

An 89 m² office on Level 8 of Southport Central, with the *Surfers Paradise skyline* in the window, a basement car park, and the identical suite four floors down already sold for \$495,000.

— OKTAY PROPERTIES PTY LTD · TRADING AS GC PRESTIGE COMMERCIAL



The outlook from Suite 2808, south across the CBD to Surfers Paradise.

EXECUTIVE SUMMARY

A proven floor plan, higher up the stack.

An 89 m²* strata office on Level 8 of Tower 2, Southport Central — in the middle of the Gold Coast CBD.

PRICE

Offers over \$480,000

CURRENT RENT PA

\$31,000

GROSS YIELD AT
PRICE

6.46%

EXCLUSIVELY MARKETING
BY

Oktay Vali

Managing Director &
Marketing Agent

MOBILE

0424 674 031

EMAIL

gc@gcprestige.au

GC Prestige Commercial

We hold our own suite in the Southport Central Commercial scheme, so we know the building from the inside.

- **The twin has set the price.** Suite 2408 — the same 89 m² plan in the same tower, four floors down — sold for \$495,000 in November 2025.
- **Income in place.** Current rent of \$31,000 a year as advised by the vendor, a 6.46% gross return at the asking price, before body corporate and other outgoings. Lease particulars are available to qualified buyers.
- **Car park included.** Basement space C582 was bought with the suite and is offered with it.
- **A finished office.** Glazed partitioned offices, an open-plan floor, a fitted kitchenette and floor-to-ceiling glass facing south over the CBD.
- **The tightest office market in Australia.** 7.3% Gold Coast vacancy (Property Council, July 2026) and no new supply.
- **Inside the Southport PDA,** about 310 m from G:link.

THE OPPORTUNITY

Property highlights.

An entry ticket to the Gold Coast CBD that is already fitted, already let, and priced off the result of its own floor plan.

The x08 plan

Suites numbered x08 in Tower 2 share one 89 m² plan. As marketed for Suite 2608: reception, a private office, a glazed boardroom, open plan for three workstations, and a kitchen and staff area.

Level 8, facing south

Higher than both x08 sales on record. Floor-to-ceiling glazing frames the Surfers Paradise skyline across the CBD rooftops.

Income from day one

Current rent of \$31,000 a year as advised: a 6.46% gross return at \$480,000. An investor buys the income; an owner-occupier can plan around it.

Basement parking

Car park C582 is offered with the suite. Visitors use the complex's basement parking off Lawson Street.

A building that is looked after

Commercial-module scheme with a \$2.33 million sinking fund (Oct 2025), \$355 million building insurance, professional body corporate management and on-site facilities management by Colliers.

The CBD at the door

Southport South G:link about 310 m away, Australia Fair and Chinatown about 320 m, the Broadwater about 600 m. GCUH and Griffith University are direct on the tram.

WHO BUYS IT — SMSF and private investors buying a leased CBD income; owner-occupiers (accountants, allied health, brokers, consultants) buying their own front door; and owners already in Southport Central adding a suite.

PROPERTY PARTICULARS

Asset overview.

ADDRESS	Suite 2808, 5 Lawson Street Southport QLD 4215	SCHEME	Southport Central Commercial CTS 34990
BUILDING	Southport Central · Tower 2	REGULATION MODULE	Commercial Module (BCCM Act 1997)
LEVEL	Level 8 · south-facing x08 stack	BODY CORPORATE	\$2,449.28 per quarter (Oct– Dec 2026 notice) ≈ \$9,797 pa†
ENCLOSED AREA	89 m ² *	COUNCIL RATES	\$1,898.66 per latest notice†
CAR PARKING	1 basement space (C582)†	WATER	\$345.55 per latest notice†
FIT-OUT	Partitioned glazed offices, open plan, kitchenette, carpet, suspended ceiling with air- conditioning	PLANNING	Southport Priority Development Area (EDQ / City of Gold Coast)
TENURE	Freehold strata (building format plan)	LOCAL AUTHORITY	City of Gold Coast
OCCUPANCY	Leased · current rent \$31,000 pa†	SALE METHOD	Private treaty · offers over \$480,000

* Area as recorded for the x08 plan; buyers should rely on the survey plan. † As advised by the vendor from current notices and the lease; to be confirmed in the disclosure statement and contract. Lot and plan, by-laws and the exclusive-use or title basis of the car park are set out in the seller's disclosure statement, available on request.

THE SUITE

Inside Suite 2808.

A finished office: glazed partitioned rooms, an open-plan floor with built-in window workstations and red feature shelving, a fitted kitchenette and a timber-floored entry. The glazing runs floor to ceiling on the south face, and from Level 8 it looks over the CBD to the Surfers Paradise skyline.



Open plan and glazed offices.



Workstations along the glazing.



Corner desk with tower views.



Glazed private office.



Kitchenette.



Entry and reception.

Photographs taken while the suite was vacant during a previous campaign. The suite is now leased, and the current tenant's fit-out and furniture may differ. An inspection is recommended.

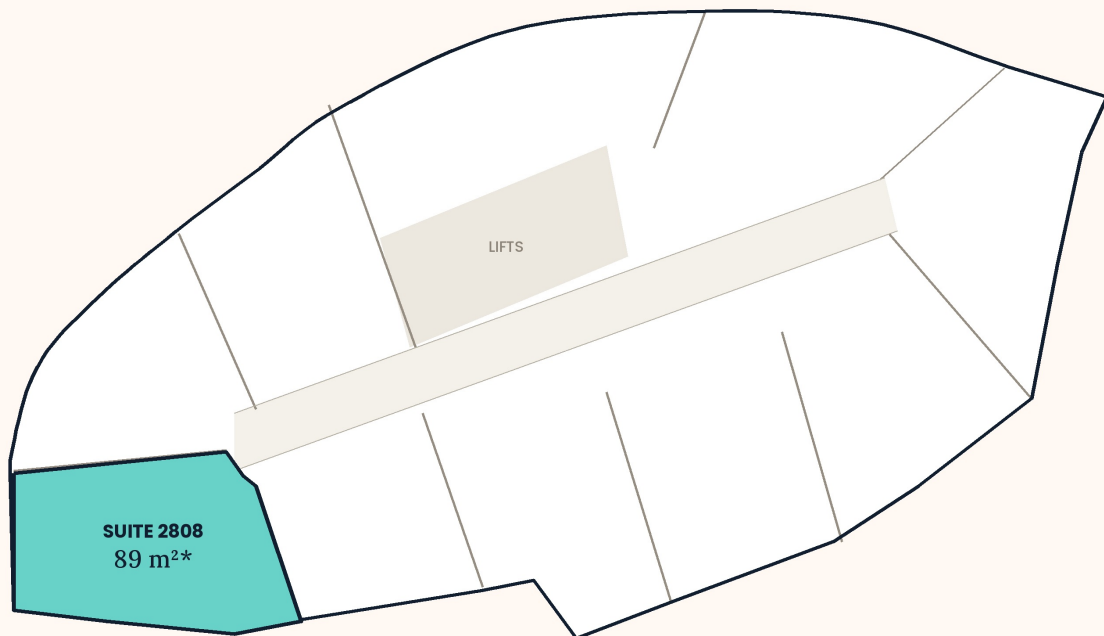
FLOOR PLAN

Where it sits on Level 8.

Suite 2808 occupies the south-western end of the Tower 2 office floor, with two outside walls of glazing, a short walk from the lifts.

FLOOR PLATE · TOWER 2 · LEVEL 8

Suite 2808, 5 Lawson Street

GC Prestige
COMMERCIAL


Neighbouring suites outlined in grey.

*Area as recorded. Position indicative only, not to scale.

Redrawn from the original Southport Central Level 8 floor plate. Indicative only and not to scale. Buyers should rely on the registered survey plan.

THE INCOME

What it returns.

\$31,000	6.46%	\$348/m ²	\$5,393/m ²
CURRENT RENT PA†	GROSS YIELD AT \$480,000	RENT PER M ²	PRICE PER M ²

Gross yield at the price

PURCHASE PRICE	GROSS YIELD ON \$31,000
\$460,000	6.74%
\$480,000	6.46%
\$499,000	6.21%
\$515,000	6.02%

Gross yields: the current rent divided by the price, before body corporate levies, council rates, water, insurance and other outgoings. Whether any outgoings are recovered from the tenant is set out in the lease, available to qualified buyers.

Outgoings, as advised

ITEM	AMOUNT
Body corporate levies	\$2,449.28 / qtr
— annualised	≈ \$9,797 pa
Council rates (latest notice)	\$1,898.66
Water (latest notice)	\$345.55

† Rent and outgoings as advised by the vendor (body corporate notice for October–December 2026). Buyers must verify against the lease, levy, rates and water notices and the disclosure statement.

WHY THE RENT HOLDS — Comparable small CBD suites are advertised at about \$394–\$400/m² plus GST and outgoings (113 Scarborough Street, 79–83 m²). At \$348/m², the current rent on Suite 2808 sits below that asking evidence.

THE BUILDING

Southport Central.



Southport Central and Tower 2 outlined on Queensland Government aerial imagery. Cadastral outline indicative.

Southport Central is a three-tower, \$700 million mixed-use development by the Raptis Group, designed by Archidiom Design, on the 1.8 ha former Southport State School site at Scarborough and Lawson Streets. The towers rise 39–40 levels. The commercial suites occupy the office levels of each tower's podium, with 788 apartments above. The project was planned for about 350 office suites and 75 ground-floor retail tenancies.

Tower 2 opened in April 2008 and the last tower was finished in April 2009.

TOWERS	3 · 39–40 levels
OFFICE SCHEME	CTS 34990 across four building format plans
ACCESS	Lift access from the basement and ground floor, fob-controlled
PARKING	Secure basement car park, including visitor parking off Lawson Street
ON THE GROUND	Cafés, restaurants and retail in the podium

Sources: Wikipedia "Southport Central"; Business News Australia; published campaign material for suites in the complex. Building amenities are as described in recent listings and are subject to inspection.

THE PRECINCT

Southport Central at street level.



Southport Central (Tower 2) with Australia Fair, the light rail, Chinatown and the Broadwater. Locations indicative.



The podium plaza: cafés, dining and services at ground level.



The covered retail laneway through the complex.

THE OUTLOOK

Between the Broadwater and Surfers.



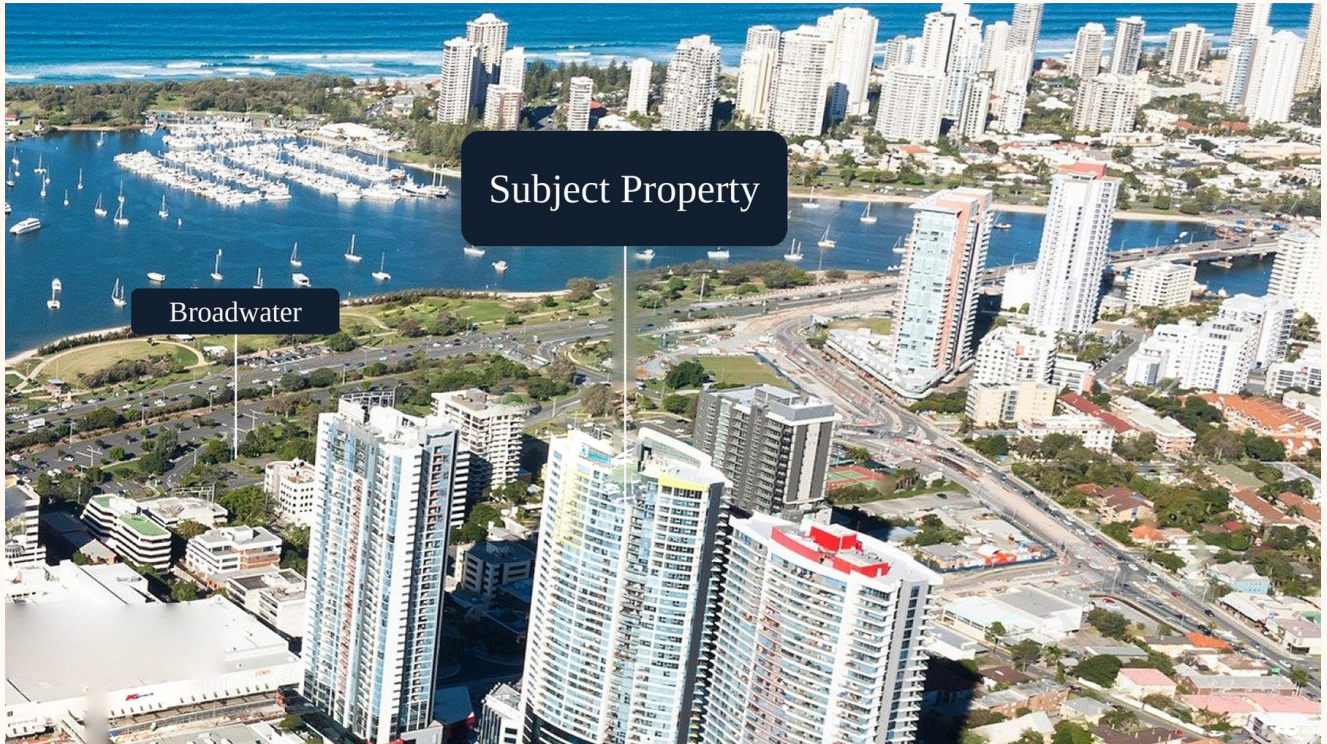
Looking south from the Southport CBD to Surfers Paradise, Broadbeach and the hinterland.



Southport Central between the Broadwater and the Gold Coast Highway. Locations indicative.

TOWER 2, UP CLOSE

The address, from above.



Tower 2 with the Broadwater, the marina and Surfers Paradise behind. Locations indicative.



Tower 2 beside Australia Fair, looking north across the Broadwater. Locations indicative.

THE SCHEME

A well-funded body corporate.

Southport Central Commercial (CTS 34990) is the scheme for the office lots across all three towers. It runs under the Commercial Module and sits beneath a building management statement shared with the residential and retail schemes. The figures below are from a BCCM Form 33 certificate issued for another lot in the same scheme on 9 October 2025.

\$2.33M	\$355M	\$50M	Nil
SINKING FUND BALANCE	BUILDING SUM INSURED	PUBLIC LIABILITY	SPECIAL LEVIES

ITEM	DETAIL
Regulation module	Commercial
Building management statement	Yes, shared across the Southport Central schemes
Body corporate manager	Strata Influence Australia
Caretaking & letting	Colliers International (Brisbane) Pty Ltd
Building insurance	Chubb, ISR Mark IV · sum insured \$355,382,551 · loss-of-rent cover held
Sinking fund	\$2,329,878 at 9 Oct 2025, with a current forecast held in the records
Recent capital works	Fire panel upgrades (2023), cooling tower, lifts, cladding and fire equipment funded from the sinking fund
Electricity	Embedded network supply
Levy discount	20% for on-time payment

Scheme-wide figures from a 2025 body corporate certificate for a different lot in CTS 34990, held by a party related to GC Prestige (see disclaimer). The certificate for Suite 2808 will form part of the seller's disclosure statement. Buyers should conduct their own body corporate records search.

THE LOCATION

The Gold Coast CBD.



Straight-line distances from Tower 2, approximate. Queensland Government aerial imagery.

Light rail

Southport South G:link station is about 310 m away. Stage 3 to Burleigh Heads opened on 9 August 2026, so the tram now runs from the hospital through Southport and Surfers Paradise to Burleigh.

Shopping & dining

Australia Fair and the Davenport Street Chinatown precinct are each about 320 m away, with cafés and restaurants in the Southport Central podium.

Courts & professional services

A short walk to the Southport Courthouse and the Hinze Street legal precinct, which is why so many of the building's occupiers are law, finance and allied-health firms.

Health & education

Gold Coast University Hospital (3.3 km) and Griffith University (3.4 km) are on the same G:link line. The Broadwater Parklands are about 600 m away.

SALES EVIDENCE

What the building has sold for.

Settled strata office sales inside Southport Central. Each figure is the sale price divided by the enclosed area. Small suites have led the recovery.



SUITE	SOLD	PRICE	AREA	NOTE
1112/56 Scarborough St	25 Aug 2026	\$585,000	97 m²	Tower 1
1704/56 Scarborough St	24 Aug 2026	\$399,000	88 m²	Tower 1
30601/9 Lawson St	22 May 2026	\$625,000	130 m²	2 cars, balcony
2408/5 Lawson St	28 Nov 2025	\$495,000	89 m²	Same plan · vacant, furnished, 1 car
30804/9 Lawson St	16 Oct 2025	\$456,500	83 m²	Tenanted · related-party buyer
30420/27 Garden St	28 Mar 2024	\$450,000	115 m²	Furnished
2608/5 Lawson St	19 Oct 2022	\$375,000	89 m²	Same plan · fitted

Sources: commercialrealestate.com.au and realcommercial.com.au sold records; RP Data (Cotality). Not indexed. 30804/9 Lawson Street was bought by South AZ Holdings, which is related to GC Prestige. Past sales are not a guarantee of future results.

MARKET CONTEXT

Australia's tightest office market.

The Gold Coast has the *lowest office vacancy* of any market in Australia, and the pipeline of new office space is close to empty.

7.3% vacancy

Gold Coast office vacancy fell to 7.3% in the July 2026 Property Council Office Market Report, the lowest in the country, against 10.2% in the Brisbane CBD.

Property Council of Australia, Office Market Report, July 2026

No new supply

No new office space was delivered in the preceding six months. The Southport PDA has directed CBD density into apartments, so small strata suites are not being replaced.

Property Council of Australia, July 2026

A recovering building

Southport Central small suites have climbed from about \$3,900/m² in 2024 to \$5,500–\$6,031/m² through late 2025 and 2026.

GC Prestige analysis of settled sales

Infrastructure

G:link Stage 3 to Burleigh Heads opened in August 2026, adding 6.7 km and 8 stations. Southport is the CBD the network was built around.

Queensland Government media statement, 9 August 2026

7.3%

GC OFFICE VACANCY

NilNEW SUPPLY · 6
MONTHS**198.3 ha**

SOUTHPORT PDA

~310 m

TO G:LINK

SALE METHOD

For sale by private treaty. *Offers over \$480,000.*

Inspections are by appointment. Offers can be made in writing at any time on the form provided or through the agent. The vendor would prefer settlement before February 2027 and will consider your proposed terms.

VIEW THE LISTING AND DOCUMENTS ONLINE

www.gcprestige.au

Available on request to qualified buyers: the seller's disclosure statement (body corporate certificate, community management statement and by-laws), the lease, and the latest levy, rates and water notices. GST treatment will be set out in the contract. Buyers should get their own accounting and legal advice, including on whether the sale can be treated as a going concern.

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

OFFER TO PURCHASE · SUITE 2808, 5 LAWSON STREET

Offer form.

Property

ADDRESS Suite 2808, 5 Lawson Street, Southport QLD 4215 (with car park C582)

SCHEME Southport Central Commercial CTS 34990

Offer

PRICE OFFERED \$ _____ (GST treatment per contract)

DEPOSIT \$ _____

FINANCE ☐ Cash / unconditional ☐ Subject to finance — _____ days

DUE DILIGENCE _____ days from contract date

SETTLEMENT _____ days from contract date, or on ____ / ____ / _____

OTHER CONDITIONS

Buyer

FULL NAME(S)

COMPANY / ABN / SMSF

MOBILE / EMAIL

GST REGISTERED ☐ Yes ☐ No

Buyer's solicitor

FIRM / CONTACT

PHONE / EMAIL

Acknowledgement & signature

I/we acknowledge the disclaimer in this memorandum. I/we understand that this offer is not binding on either party until a contract is signed by both, and that the seller may accept or decline any offer.

SIGNATURE

NAME

DATE

Submit to: gc@gcprestige.au | 0424 674 031

IMPORTANT INFORMATION

Disclaimer.

1. Oktay Properties Pty Ltd (trading as GC Prestige and GC Prestige Commercial) and its officers, employees and consultants make no representation, warranty or guarantee that the information in this Information Memorandum is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified.
2. The rent, outgoings and car park details are as advised by the vendor. They must be verified against the lease, current notices and the seller's disclosure statement before any contract is signed.
3. The floor area is as recorded for the suite type and is indicative only. Buyers should rely on the registered survey plan.
4. Body corporate figures marked as scheme-wide are from a 2025 body corporate certificate issued for a different lot in the same scheme. They may have changed. The certificate for this lot will be in the disclosure statement.
5. **Disclosure of interest:** South AZ Holdings Pty Ltd ATF South AZ Holdings Trust, which is related to GC Prestige, owns Suite 30804, 9 Lawson Street, in the same Southport Central Commercial scheme. Its October 2025 purchase appears in the sales evidence.
6. All photographs, aerials and plans are indicative only. Interior photographs were taken during a previous vacant campaign, and the current fit-out may differ. Some photography and aerial imagery comes from previous campaigns and third-party providers. The tenant's furniture and chattels are not included.
7. This Information Memorandum is not a recommendation to purchase, or a solicitation, offer or contract of sale.
8. Buyers should satisfy themselves through their own inspections, searches, enquiries and independent consultants. Independent legal, financial and taxation advice is recommended, including on GST.
9. We are not valuers and make no comment as to value. Obtain advice from a registered valuer if required.
10. Yields shown are gross: the current rent as advised divided by the price, before body corporate levies, rates, water, insurance and other outgoings, and before any vacancy or incentives. Past sales do not guarantee future results.
11. The information will not form part of any contract of sale. Only representations expressly set out in a signed contract will be relied upon.
12. The seller may consider, accept, decline or negotiate any offer, or withdraw the property from sale, at any time.
13. The information must not be reproduced or transmitted without our prior written consent.

Oktay Properties Pty Ltd

TRADING AS GC PRESTIGE & GC PRESTIGE COMMERCIAL



A DIVISION OF OKTAY
PROPERTIES PTY LTD

Shaping growth
through *strategic*
opportunity.

ABOUT GC PRESTIGE COMMERCIAL

\$200M+ in settled transactions.

GC Prestige Commercial has acquired or sold **21 development sites** across South East Queensland, with a combined value of more than **\$200 million**. We also invest in Southport Central ourselves.

21

SITES ACQUIRED OR
SOLD

\$200M+

SETTLED
TRANSACTIONS

454

NEW HOMES
UNDERWAY

\$500M+

TOTAL END VALUE

Property owners

Priced, evidence-led campaigns with an Information Memorandum for every property, so buyers can make an offer based on the facts.

Investors

Income assets presented with the lease, outgoings and yield laid out, ready for a buyer's accountant and solicitor.

Owner-occupiers

The building, the scheme and the running costs explained up front, so the decision to buy instead of rent is a clear one.

SEE OUR WORK — Current and sold listings, with their Information Memoranda, are at gcprestige.au.

EXCLUSIVELY MARKETING BY

GC Prestige
COMMERCIAL

Suite 2808,
5 Lawson Street,
Southport.

Offers over \$480,000.

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au