



1 James Street, MOUNT GAMBIER, SA 5290

Commercial Lease Opportunity

Centrally positioned in the heart of the Mount Gambier commercial precinct, this city-fringe office space at 1 James Street offers a prime location.

Offering approximately 70m² of lettable area, the space is configured to suit both operational and administrative requirements, currently featuring an open plan reception area complemented by two private office spaces.

With strong street exposure, easy access to major arterial routes and generous on-site parking, this property is well suited to a large range of professional services, consulting, accounting, legal or boutique office operations seeking a central and functional base.

Key Features:

- Approx. 70m² of versatile commercial space
- Open plan reception plus two private offices
- Shared kitchen and toilet amenities

TYPE: For Lease

INTERNET ID: 300P134424

RENTAL DETAILS

Rent / Lease:

\$15,000 + GST & outgoings pa

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA
08 8726 4400
RLA: 62833

Jennifer Carson

- Five (5) on-site car parks
- Reverse cycle heating and cooling
- High-visibility corner location within the CBD fringe

Lease Details:

- Rent: \$15,000 per annum + GST & outgoings, available 2nd February, 2026

A well-located, cost-effective option in a tightly held commercial area.

RLA 62833

- Available on: 02/02/26
- Commercial Type:
- Building Area: 70.00 square metres

