

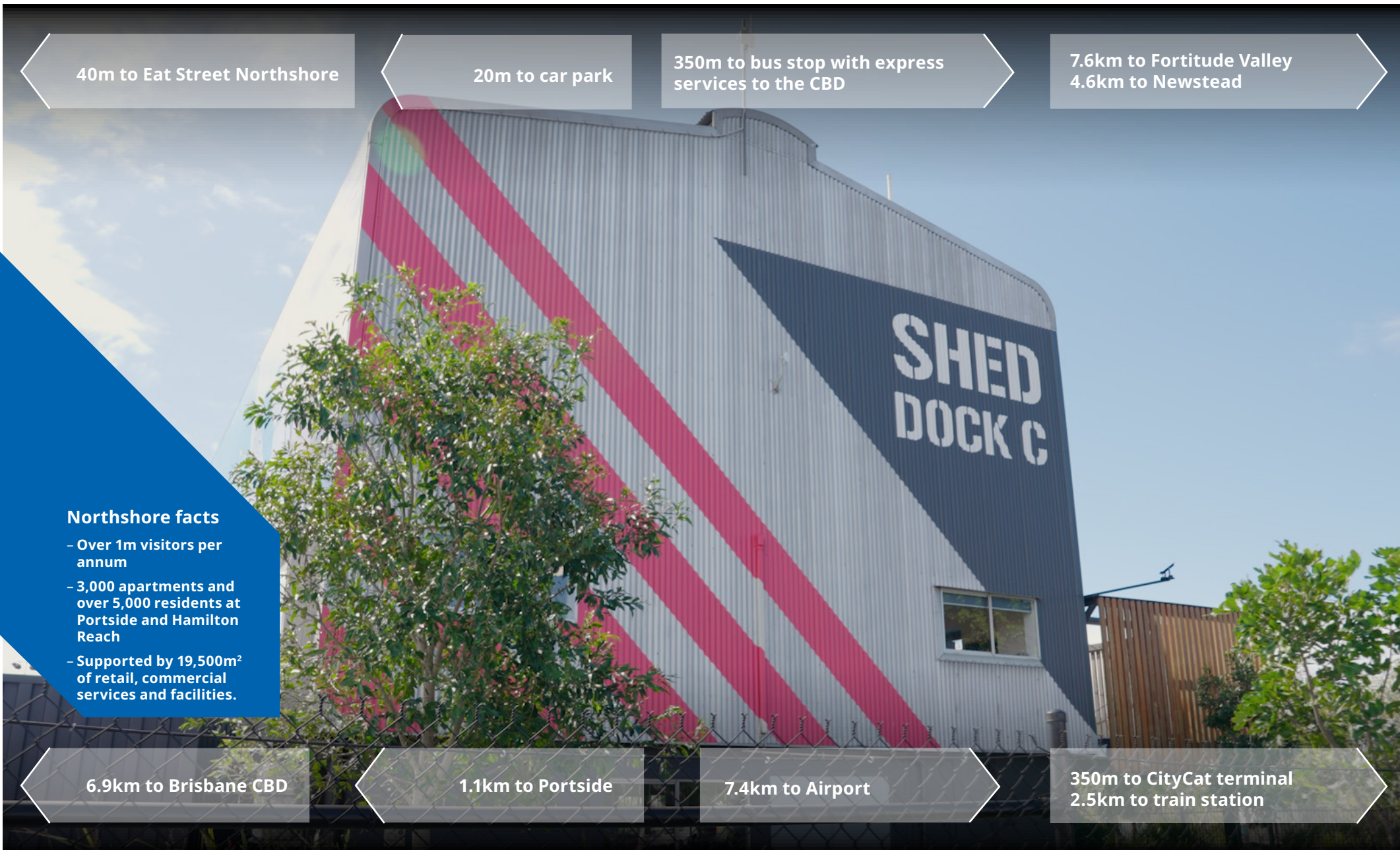
**NORTHSHORE
HAMILTON**

DISCOVER NORTHSHORE

The Shed, Dock C

A unique whole-of-building lease for creative businesses combining office space and activation.

The Shed



The Opportunity

The Shed at Northshore Hamilton offers a rare opportunity to lease a distinctive, multipurpose building within one of Brisbane's most dynamic waterfront precincts. Available as a single, whole-of-building tenancy, the space combines a large-format ground level activation area with dedicated upstairs office accommodation — ideal for businesses seeking flexibility, character and visibility.

Who This Space Is For

The Shed is well suited to small teams, creative agencies and operators looking to combine workspace with experiential or activation-based uses. The layout supports day-to-day business operations alongside events, showcases, rehearsals or brand-led engagement, all from a single, self-contained premises.

Character-Rich Space for Events, Showcases and Engagement

The ground level retains its expansive industrial character, featuring 10 metre high ceilings, polished concrete floors and an adaptable open-plan layout. Integrated AV, lighting and a preparation-style kitchen support a broad range of commercial and creative uses, while large doors connect seamlessly to the outdoor amphitheatre and garden.

This level provides the flexibility to host activations, rehearsals, exhibitions or private events, subject to approvals, while maintaining the building's distinctive heritage aesthetic.

Dedicated Workspace Above the Action

Complementing the activation space below, the upper level provides approximately 49.63m² of office accommodation, suitable for up to eight workstations. The office level offers a private and practical workspace, allowing teams to operate independently from ground floor activities.

Office furniture, including desks and chairs, may be provided by negotiation. Internet services are not included and are to be arranged directly by the tenant.



The Space

Site details

Location address:

257 MacArthur Avenue, Northshore
Hamilton

Postal address:

257 MacArthur Avenue, Hamilton Qld
4007, Australia

Flexible Commercial and Activation Space

The Shed's ground level offers a highly adaptable, open plan space defined by its industrial character and generous scale. Featuring 10 metre high ceilings, polished concrete floors and large-format doors, the space is suited to a range of commercial, creative and activation-based uses as part of a single business tenancy.

Integrated lighting, audiovisual infrastructure and a preparation-style kitchen support operational flexibility, while direct access to the outdoor amphitheatre and garden extends the usable footprint. The layout allows tenants to configure the space to suit their business model — from showcasing and hosting to production, rehearsals or internal events — subject to approvals.

Key features include:

- Open-plan ground floor with strong ceiling height and natural light

- Integrated AV, screens, lighting and audio system

- Preparation-style kitchen and amenities

- Drive-in access and large doors for efficient operations

- Connection to outdoor amphitheatre and landscaped areas

- Ample on-site parking and excellent public transport access

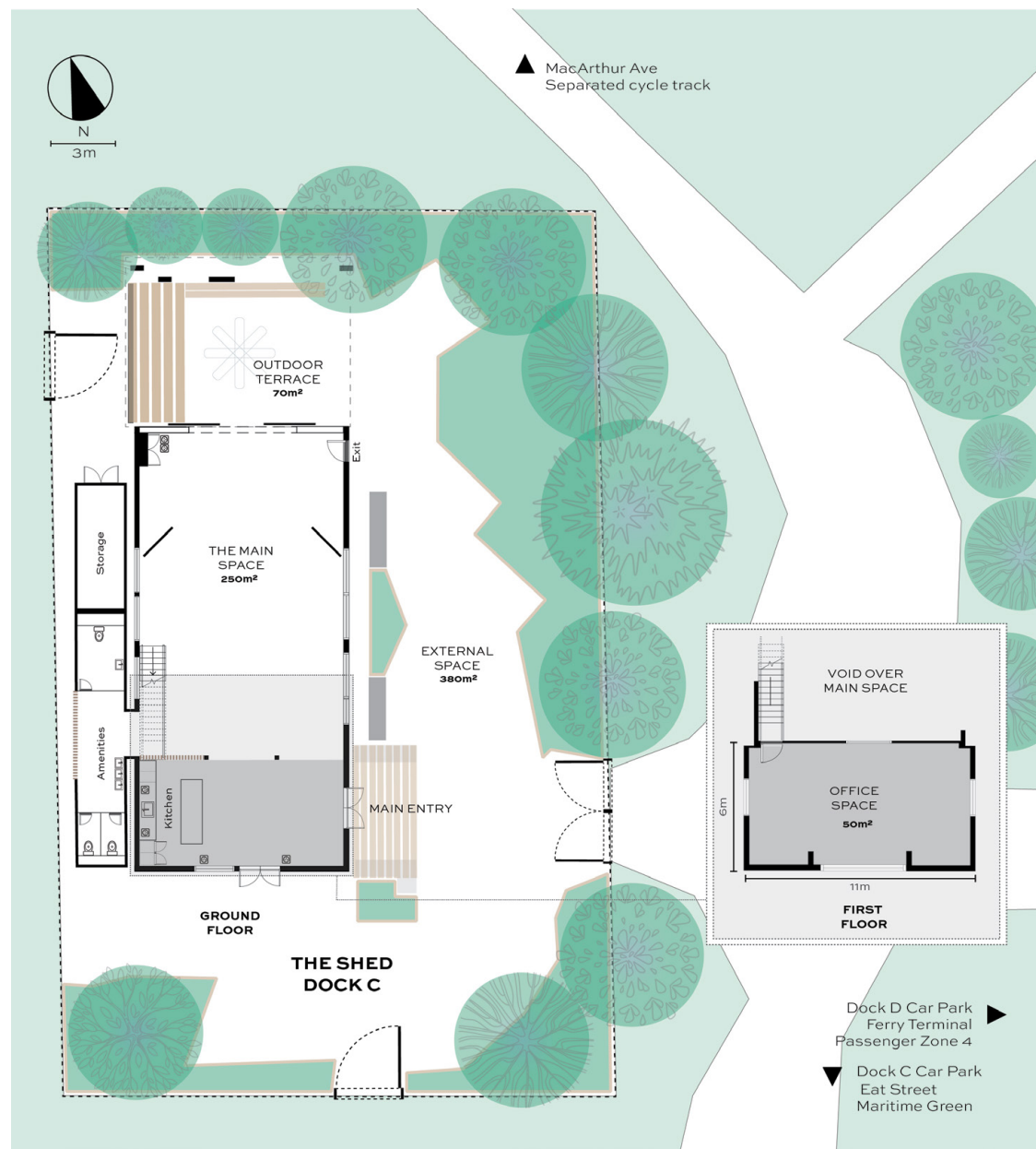
- Limited shared parking available at peak precinct visitation times over weekend evenings.

Dedicated Workspace

Located above the ground floor, the upper level provides approximately 49.63m² of dedicated office space, suitable for up to eight (8) workstations. This level offers a practical, private working environment, allowing teams to operate independently from activities below.

Office furniture, including desks and chairs, may be provided by negotiation. WiFi and internet services are not included and are to be arranged by the tenant.

Non-structural fit-out and customisation may be considered, subject to EDQ approval.



Enquire now



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