



MOUNT GRAVATT - CAPALABA ROAD

NEXUS CENTRE

**UPPER
MOUNT
GRAVATT**

**INFORMATION
MEMORANDUM**



MOUNT GRAVATT - CAPALABA ROAD

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UPPER MOUNT GRAVATT

INFORMATION MEMORANDUM

96 Mount Gravatt-Capalaba Road is a prominent commercial building with 4 levels of office space and one level of secure basement car parking.

INTRODUCTION

This recently refurbished office building provides high quality, low cost corporate office space. Move in with Bunnings, Coles and Qld Government tenants and enjoy a landscaped environment in an extremely convenient location.

The large, flexible floor plates of over 2,000sqm are easily sub-divisible, as such leasing spaces can range from 200sqm up to 1,000sqm. The building also benefits from an abundance of natural light penetrating from all sides of the building towards the central core configuration.

The property offers an unprecedented car parking ratio of 1 car bay per 42sqm totalling 178 bays.

Furthermore, tenants can access additional car parking facilities in the adjoining precinct and surrounding areas.

This is a significant advantage for prospective tenants who will benefit from the building's location close to Brisbane's major arterial roads which include:

- M1 Motorway - 900m away
- Gateway Arterial - 3.5km away
- Logan Motorway - 4.2km away

96 Mount Gravatt-Capalaba Road is a short stroll from one of the largest shopping centres in Brisbane, Westfield Garden City. This major centre is located only 400m away and provides all necessary forms of public transport to the precinct and a great amount of amenity for staff to enjoy and benefit from.



LOCATION

The Upper Mount Gravatt CBD is located approximately 13.4 kilometres south of the Brisbane CBD and is home to Westfield Garden City which is a major regional shopping centre located approximately 400m from the property. Upper Mount Gravatt is the largest of Brisbane's suburban office precincts containing 99,300sqm of surveyed office

supply. The strong attraction for commercial tenants in the area include excellent staff amenity, easy driving distance to the Brisbane CBD, quick and easy access to major arterial and transport routes leading to Brisbane Airport, the Gold Coast, and the Ipswich / Western Corridor.

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LEGEND

-  BUS STOP
-  6 MINUTE WALK
-  8 MINUTE WALK

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DESCRIPTION

96 MOUNT GRAVATT-CAPALABA ROAD is a four level modern office building situated on a large 6,824sqm parcel of land alongside Mount Gravatt-Capalaba Road. Its prominent location offers high exposure to passing traffic, providing excellent signage opportunities for sitting tenants in this landmark building. The building has a large and efficient floor plate design with excellent natural light from all sides of the complex.

Recent Major Refurbishment

The property has recently undergone a major refurbishment and is now repositioned with a new foyer, amenities and landscaped gardens.

Car Parking

178 car bays are allocated to the building including secure basement bays, secure on-grade bays, and visitor and loading bays. The building ratio is 1 bay per 42sqm. Additional car parking can be found in neighbouring areas.

Public Transport

A Brisbane City Council Bus Stop is located nearby and the Upper Mount Gravatt Bus Interchange is part of Westfield Shopping Centre which is 400m away.

Pedestrian and Cycle Links

The property benefits from being well positioned in relation to numerous bike pathways in the surrounding area, allowing staff to safely cycle to work. The pedestrian links to the bus interchange and the shopping centre are well lit and clearly visible, providing a safe connection to the shopping centre and bus interchange.



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BUILDING SERVICES

Lift Services

Two passenger lifts service all levels of the complex. Each lift has a maximum capacity of 1,360 kilograms (20 people).

Fire Protection

The building is fitted with smoke detectors, break glass alarms, hose reels, hydrants and fire extinguishers.

Air-Conditioning

Air conditioning in the building is achieved by two water cooled packaged units per floor, each serving the east and west part of the building. A fan located on the roof level provides outside air to the PAC units through a common riser.

Security/Access

The building access card system was recently upgraded and provided secure access to all floors and individual tenancies as required.

Amenities

Male and Female amenities are located on each level and feature toilet pedestals, hand basins and wall mounted vanity mirrors. Urinals are provided to the male toilets.

REFURBISHMENT OVERVIEW

The current Landlord has undertaken a major refurbishment program of the building improving:

NABERS Energy Rating

Current NABERS energy rating is 1 Star and the property owners have committed to a mechanical services upgrade that will bring this to over 4 Stars.

External Lighting

Additional external lighting has been installed on the front, west and rear sides of the building to enhance security and visibility at night.

Level 2

Ceiling and walls have been painted, new carpet tiles and set ceiling have been installed and lighting has been upgraded to energy efficient T5 light fittings.

Entrance

Resurfaced driveway and walkway with finished concrete surface. Repainted window frames on entry face in line with new colour scheme.

Bathrooms

Upgrades have been made to bathrooms located on the Ground Floor, Levels 1, 2 and 3, including replacement of toilets, urinals, cabinets, sinks and wall tiles.

Lift Lobby

Upgrades have been made to the lighting, floor tiles, lift wall lining and directory board. There is a new fixed ceiling, new couch and media screen.

Basement Car Park Lighting

Upgraded basement car park lighting to more efficient fittings with improved control capacity and motion sensors.

BMS & AC Controls

Implementation of BMS and upgrade to AC Controls. This will improve the temperature and time control of the air-conditioning system for the tenants which will reduce building call outs, improve response times and energy efficiency whilst allowing for better control of afterhours air-conditioning, lighting timers and security access control.

Chiller Upgrade

The air conditioning system will be upgraded to improve energy efficiency and reliability. The upgrade will include the installation of a new chiller and air handling units.

Landscaping

Trees and plants close to the building have been replaced with low maintenance native plants, creating a campus style environment with pleasant outdoor areas for staff.

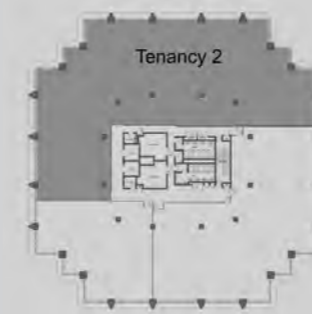


FLOOR PLAN OPTIONS

TENANCY 2 - OPTION A

Tenancy 2 Schedule
Area - 958m²
Density Ratio 1:8

Back of House	
Offices	4
Team Leader Desks	7
Workstations	120
Training Room	2
Quiet Room	5
Breakout Area	7
Utility	3
Store Room	2



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FLOOR PLAN OPTIONS

TENANCY 2 - OPTION B

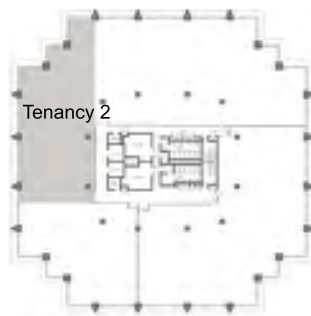
Tenancy 2 Schedule
 Area - 350m²
 Density Ratio 1:11

Front of House Spaces

Reception	1
Waiting Area	1
Boardroom 10 person	1
Meeting Room 4 person	1

Back of House

Offices	2
Workstations	28
Casual Meeting	1
Comms Room	1
Utility	1
Lunchroom	1



TENANCY 3 - OPTION A

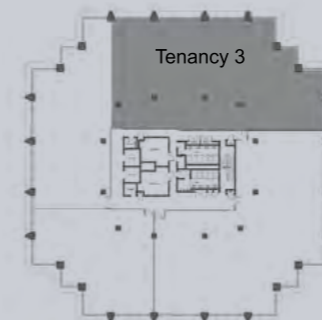
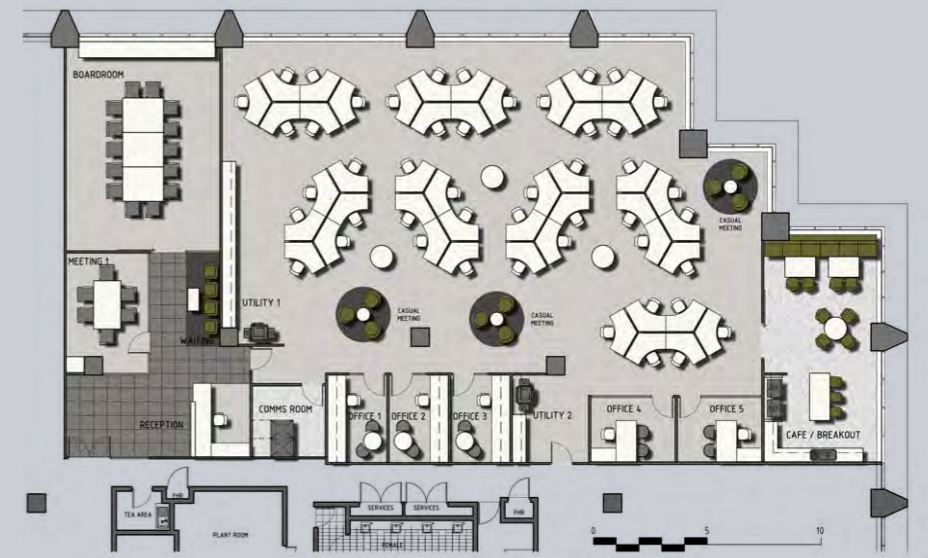
Tenancy 3 Schedule
 Area - 597m²
 Density Ratio 1:11

Front of House Spaces

Reception	1
Waiting Area	1
Boardroom 14 person	1
Meeting Room 6 person	1

Back of House

Offices	5
Workstations	48
Casual Meeting	3
Comms Room	1
Utility	2
Cafe / Breakout	1



TENANCY 3 - OPTION B

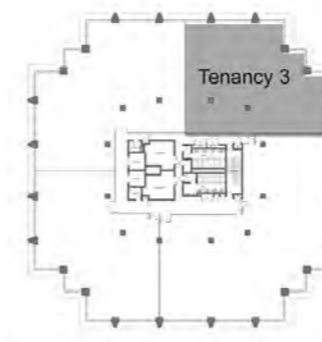
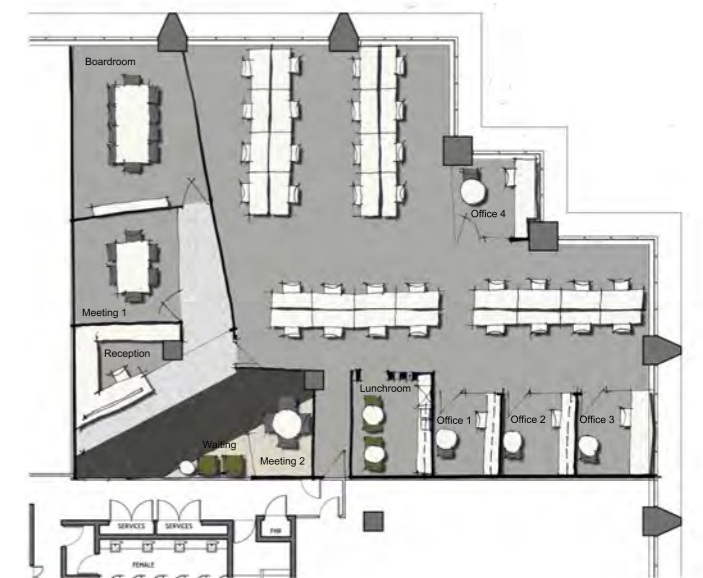
Tenancy 3 Schedule
 Area - 382m²
 Density Ratio 1:10

Front of House Spaces

Reception	1
Waiting Area	1
Boardroom 10 person	1
Meeting Room 6 person	1
Meeting Room 4 person	1

Back of House

Offices	4
Workstations	32
Lunchroom	1





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