



CORPORATE ACCOMMODATION SOLUTIONS

ANTHONY
JOHN
GROUP

CREATORS OF
Emporium

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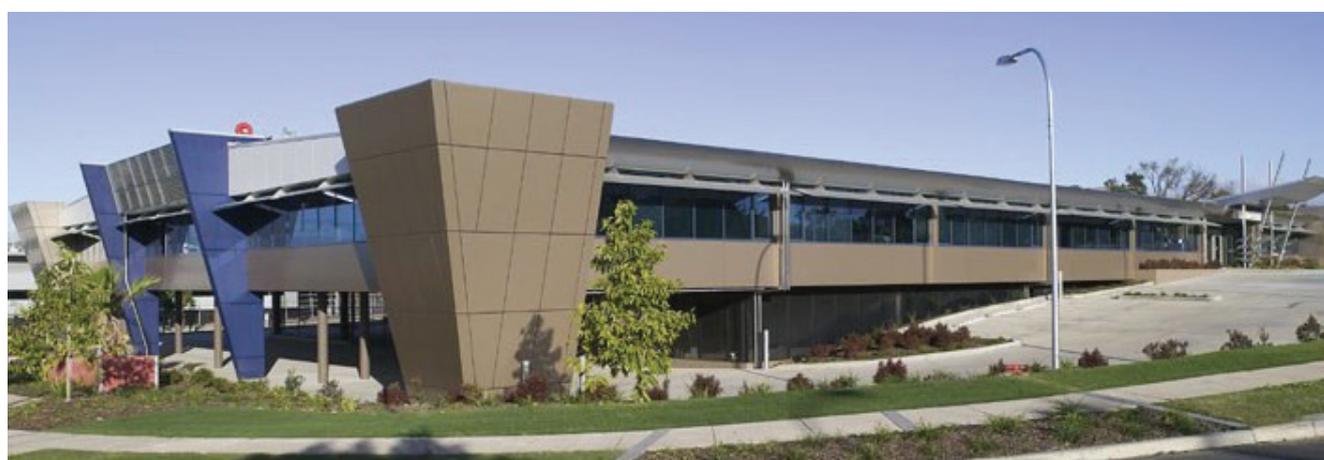
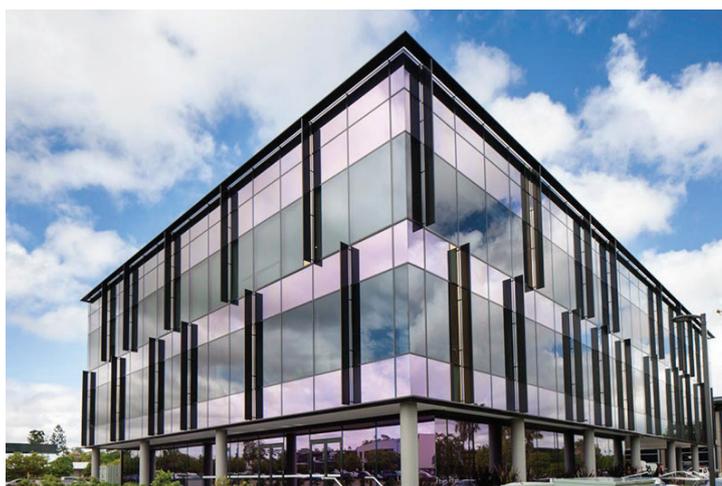
EXECUTIVE SUMMARY

Strategically located just 6km from Brisbane's CBD, Southgate Corporate Park has become a business hub of choice for numerous major corporates.

Southgate has a unique planning approval that allows buildings to be delivered as self assessable.

Multiple schemes are available with the flexibility to alter layouts to suit the tenant.

Construction works can commence promptly on site with fast track building approvals and procurement readily achievable.





THE LOCATION: SOUTHGATE CORPORATE PARK

Strategically located in Cannon Hill, just 6km from Brisbane's CBD on the edge of the Trade Coast, Southgate Corporate Park is Brisbane's premier business hub, setting a new standard for office premises in a state-of-the-art commercial precinct.

Purpose designed to cater for businesses seeking exceptional quality corporate accommodation and high-level of convenience, Southgate Corporate Park boasts a prominent, central location with close access to Brisbane's Gateway Arterial, Brisbane Airport, Cannon Hill train and bus stations, and two shopping centres.

It has become the preferred choice for numerous major corporates and not-for-profits, who have located their Queensland headquarters to the precinct.



SOUTHGATE CORPORATE PARK: KEY FEATURES

STRATEGICALLY CONVENIENT

In addition to its locational benefits, Southgate Corporate Park is directly adjacent to Anthony John Group's 6ha emerging master-planned community East Village, a dynamic staged precinct set to deliver more than 86,000 of floor space in multiple stages, comprising 20,000sqm of office/retail and over 800 dwellings.



ZONING

Southgate has a unique planning approval that allows buildings to be delivered as Self Assessable, (meaning no further town planning approvals are required). Construction works can commence promptly on site with fast track building approvals and procurement readily achievable.

Approved uses include (but are not limited to):

- Auction Depot
- Business Premises
- Indoor Recreation
- Industry: General
- Light and Service
- Plant Sales and Hire Yard
- Public Building
- Technology Employment Centre
- Utility Installation
- Warehouse Premises

KEY LOCATION HIGHLIGHTS



Well established, master-planned corporate precinct



Preferred choice for multi-national corporations



Transit-orientated



The only office park in the Trade Coast to provide rail and bus infrastructure



Unique development approval status



Only 2km to the Gateway Arterial, enabling easy access to north, south, east and western regions and Gold and Sunshine Coasts



Comprehensive retail amenity on site, including tavern, fast food, cafes, convenience and child care



Close proximity to two major shopping centres and adjacent to Anthony John Group's East Village Development.



Excellent signage exposure opportunities.

Southgate Corporate Park has unique planning approval that allows buildings to be delivered as Self Assessable, with the Decision Notice supplied also allowing multiple uses.



Southgate Corporate Park's strategic, convenient location and state-of-the-art facilities has attracted numerous corporates and not-for-profits for their Queensland Headquarters.



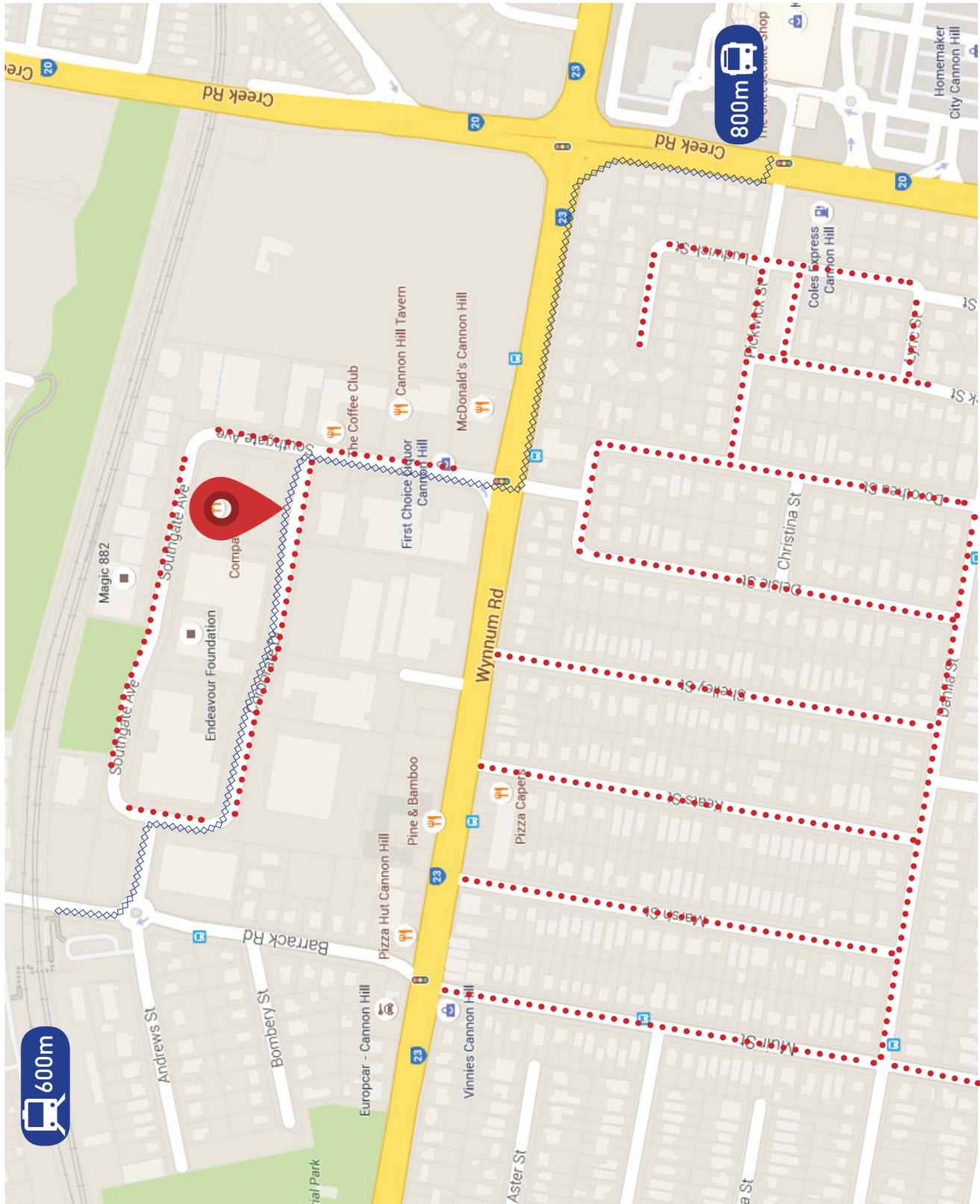
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SOUTHGATE CORPORATE PARK: MASTERPLAN



ACCESSIBILITY: TRANSPORT & PARKING



PEDESTRIAN TRANSPORT ACCESS

FREE ALL DAY STREET PARKING

EAST VILLAGE: A NEW GENERATION URBAN VILLAGE



From the creators of the world-class Emporium Hotel, East Village is set to be the region's next premier lifestyle hub, right in the heart of Cannon Hill.

Neighboring Southgate Corporate Park, East Village is eastern Brisbane's most progressive masterplanned development.

Strategically placed on a 6ha site at the junction of Wynnum and Creek Roads, it is a fusion of the benchmark Anthony John Group's Emporium development in Fortitude Valley and the neighborhood hub of Rosalie Village.

Proposed high street retail, commercial, residential, communal green space and parklands will deliver a

fresh lifestyle focal point, combining cosmopolitan energy with a relaxed neighborhood feel.

East Village is set to deliver more than 86,000 of floor space in multiple stages, comprising 20,000sqm of office/retail and over 800 dwellings.



INDICATIVE SCHEME

PROPERTY PROFILE: 11 CORPORATE DRIVE



BUILDING OVERVIEW

11 Corporate Drive is a stand-alone building designed to a typical high corporate standard, as seen in other Southgate Corporate Park buildings. It will be designed to be capable of achieving a NABERS rating of 4 stars.

The provided building services will deliver sufficient power, with the tenant's light and power allowance to be 60VA per square metre.

The final building will be delivered fibre-ready, with fibre readily available on Wynnum Road.

Further detail on building services can be provided subsequent to this submission.

DESIGN ATTRIBUTES

Large individual floor plates

Innovative structural systems to minimise column numbers

Green field site with excellent natural lighting to high proportion of building facade

Excellent secure car parking at a typical ratio of approximately 1:30 provided

CBD quality facade and glazing finishes

Designed exclusively for specific tenant requirements

Outgoings styled to suit individual tenant needs



BUILDING AREA

11 Corporate Drive is flexible in final configuration, suitable for modification to meet tenant requirements.

Ground Floor (NLA)

700 - 1,300sqm

First Floor (NLA)

1,100 - 1,300sqm

Second Floor

1,100 - 1,300sqm

TOTAL AREA

2,800 - 3,900sqm

END OF TRIP FACILITIES

Male and female shower and lockers will be provided in the basement near the bike storage facilities.

PARKING

The parking proposed for 11 Corporate Drive comprises a range of different options on grade, under-croft and in basement.

Final parking numbers will be determined by the final design, but a rate of 30-50 cars per sqm of NLA can be accommodated.

ABOUT THE DEVELOPER



Established in 1983 by highly respected Brisbane architect and designer Tony John, Anthony John Group is a multi-award winning private company that leads the way in quality commercial, retail, hotel and residential developments and urban renewal projects.

From the internationally acclaimed Emporium Hotel and precinct in Fortitude Valley to the high-tech Southgate Corporate Park in Cannon Hill, Anthony John Group has built an enviable reputation for exquisite design, and lasting community and commercial value.





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