

Mulgrave Corporate Park

350 Wellington Road, Mulgrave, VIC

—
REFURBISHMENT
NOW
COMPLETE
—

Introducing Mulgrave Corporate Park

Stockland is pleased to offer individual floors for lease at 350 Wellington Road, Mulgrave. Building refurbishment and new fitout works are now complete.

Mulgrave Corporate Park is a vibrant business park consisting of three large commercial office buildings and large multi-level car park on the corner of Wellington Road and Springvale Road.

With over 1,300 car parks, tenants have the ability to lease at the rate of 5.5 cars per 100m².

The business park also has an expansive landscaped outdoor podium that connects to the onsite café, providing relaxed and functional area for meetings, eating and exercise events.

A shared End of Trip Facility for the estate is also planned for construction from June 2019.

Property Highlights

- 2ha business park in South-East Melbourne.
- High ratio, multi-deck secure car parking.
- Excellent transport connectivity.
- Corner position with excellent street exposure.
- Central outdoor podium.
- Onsite café operator.
- 2 Star NABERS rating*.
- Signage opportunities.

*Services upgrades proposed are expected to further improve the NABERS rating in the future.



Accessible Location

Mulgrave Corporate Centre is situated on the corner of Wellington Road and Springvale Road.

Excellent connectivity is provided to the Monash Freeway linking the estate to the south-eastern suburbs and Melbourne CBD.

Bus routes run along Springvale Road provides frequent connection to and from Springvale Station.

Planned End of Trip Facilities will allow for cycling to work in 2019.

Distance from Key Locations



MONASH FREEWAY
5km



PRINCES HIGHWAY
1km



SPRINGVALE ROAD
0.2km



EASTLINK
5km



MELBOURNE CBD
27km

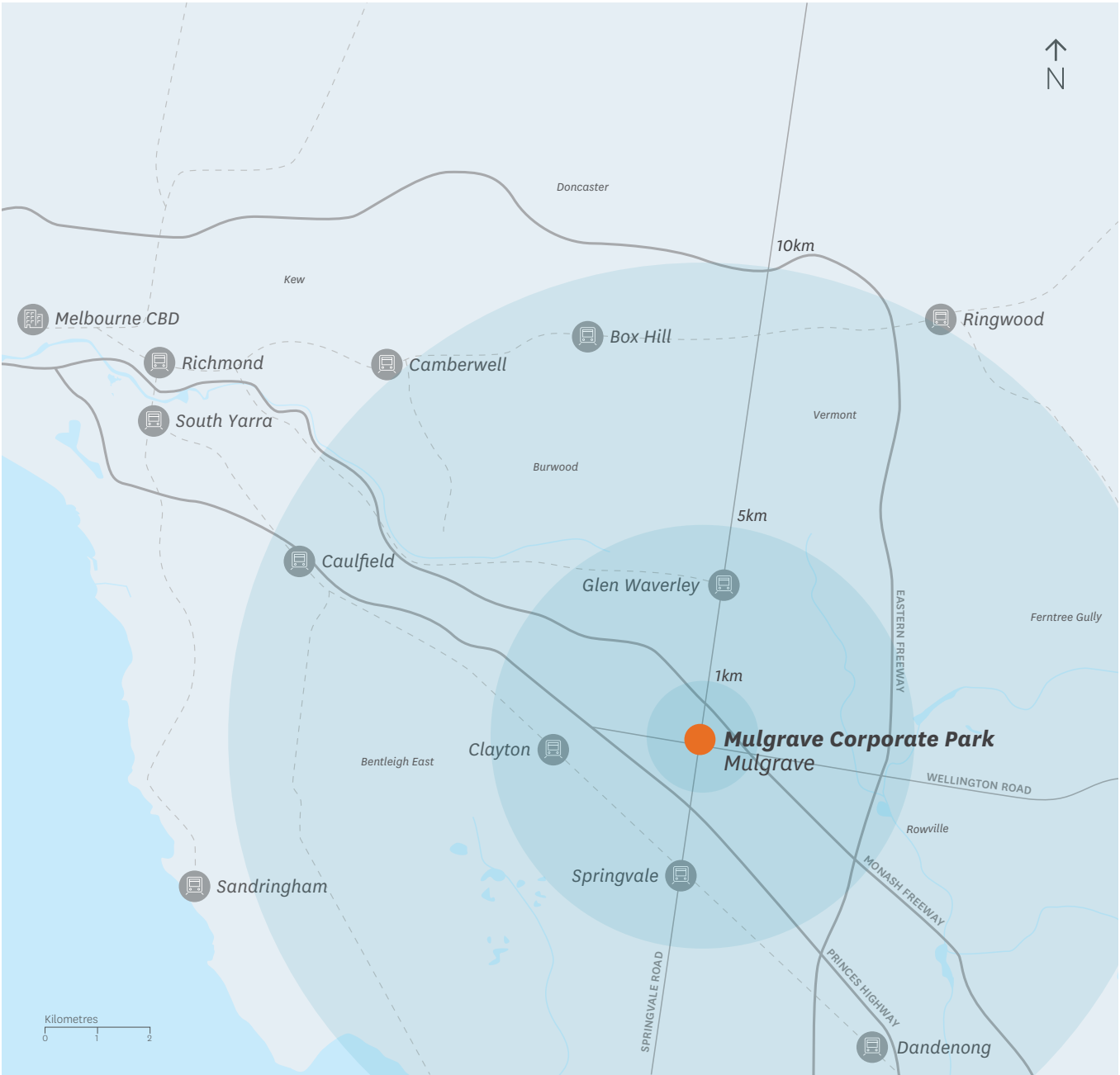


SPRINGVALE STATION
4km

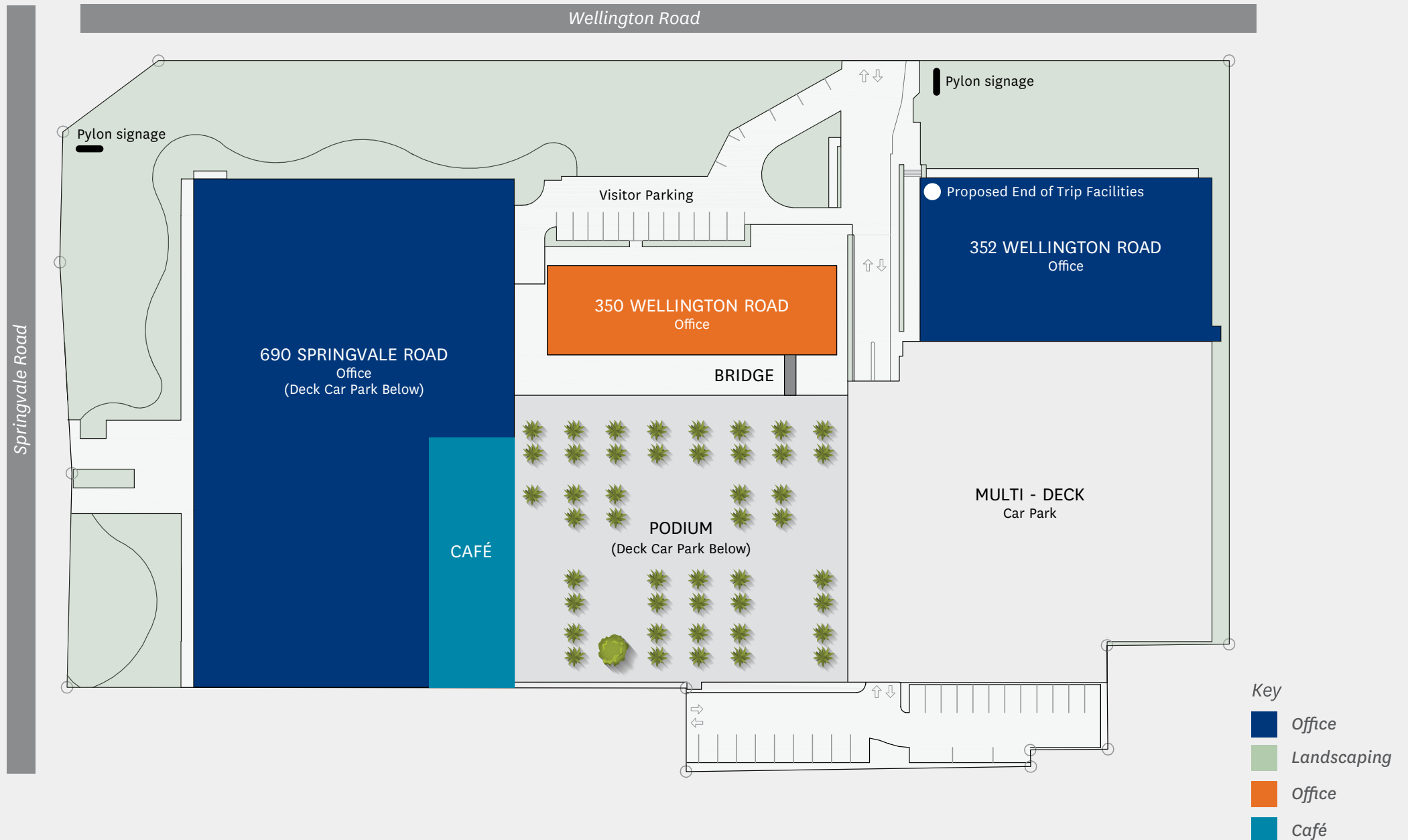


BUS ROUTE
902

Distances are approximate and for indicative purposes only.



Site Plan



Building Overview

350 Wellington Road is an ideal head office space suited to organisations requiring a corporate presence, boutique office design and great on-site employee amenity. The building is now available for lease and provides the opportunity to expand into additional area in the estate as your business grows.

All floors provide flexible and functional tenancies due to the building's long rectangular floor plate, side core lift and internal stairs. North and South glazing also provides ample natural light for employee wellbeing.

Refurbishment Highlights:

- Lobby upgrade (artist impression on page 5).
- Boutique open plan fitout on Level 2 (artist impression on page 7).
- New bridge connection from 350 Wellington to the podium level and café.
- Proposed End Of Trip Facility for 350 and 352 Wellington Road. Completion expected in mid-late 2019.
- Bathroom and amenities upgrades on each level.
- New 8m pylon sign on Springvale Road and 6m pylon sign on Wellington Road to display tenant logos.
- Service upgrades to the building including new chiller and BMS system to improve energy efficiency.

Key Information

- Four levels of high quality office accommodation.
- Floor plates from 482m² – 639m².
- Tenancies from 440m² – 2,783m².
- Great natural light.



Lobby Upgrade



FIRE INDICATOR
PANEL

Onsite Amenities

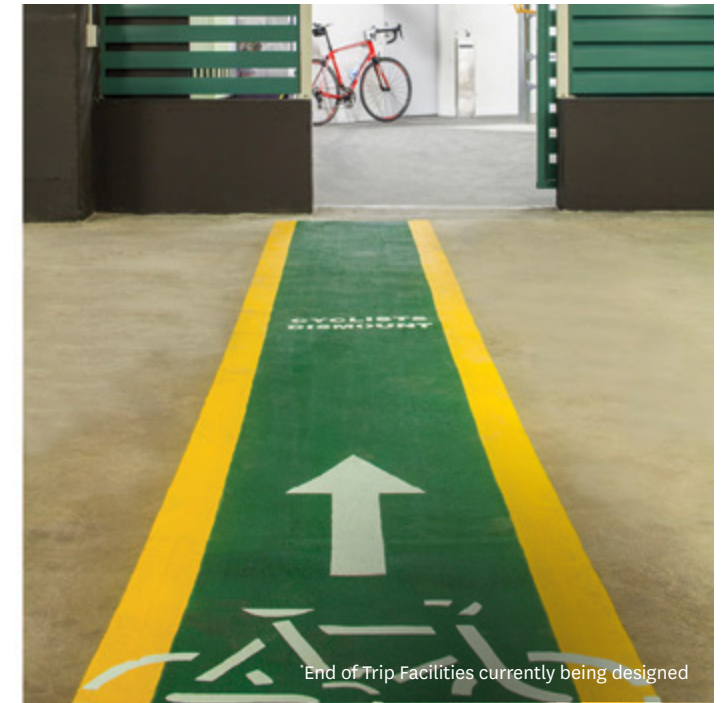
Podium



Café



Proposed End of Trip Facilities*



*End of Trip Facilities currently being designed

Level 2 Fitout



Level 2 Floor Plans



350 Wellington Road

Level 2 (NLA)	596m ²
Ratio	1:10
People	57

*Subject to survey on completion of refurbishment.

BRIDGE TO PODIUM AND CAFÉ
(ACCESSIBLE FROM ALL FLOORS)

About the Neighbourhood

You're in good company! Join Kmart at Mulgrave Corporate Park.

Mulgrave is also home to many household names including Woolworths, Adidas, BMW, Mercedes-Benz International, Mazda, Monash University, Carlisle Homes, Renault and more.

Neighbouring Points of Interest


- Ikea & Springvale Homemaker Centre
- Brandon Park Shopping Centre
- BP Petrol Station
- Supermarket (Woolworths)
- Childcares (Guardian Early Learning Childcare, Little Angels Childcare Centre, Love Kids Early Learning Centre)
- Costco
- Onsite Café
- Undercover Car Park
- Monash University
- Sette Bello Restaurant






Key

 Café

 Restaurant

 Shops

 Childcare

 Petrol Station

Wellington Road

25km to City
8km to Chadstone Shopping Centre

Princes Highway

Mulgrave Corporate Park

Springvale Road

Monash Freeway

4km to Springfield Station
8min Bus Route 902 to Mulgrave Corporate Park
10km to Costco

Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$18.2 billion of real estate assets.

We are Australia's largest community creator covering whole of life housing solutions.

We own, manage and develop retail town centres, workplace and logistics assets, residential and retirement living communities.

Workplace & Logistics

By developing and managing properties that are strategically positioned in key locations for logistics, infrastructure and employment.

Sustainability

Our commitment to sustainability has led to the following accreditations:



Global Real Estate Sector Leader
Dow Jones Sustainability Index
2011, 2013, 2015, 2016, 2018



Employer of Choice for
Gender Equality citation
Australia's Workplace Gender
Equality Agency



Global Climate Change
Leader Index CDP A List



Global Sector and
Regional Sector Leader for
Diversified Retail/Office category
Global Real Estate Sustainability
Benchmark (GRESB)



Workplace & Logistics Snapshot

Workplace & Logistics

\$99m Under Construction

Willawong (Stage 1), QLD
Ingleburn (Stage 2), NSW
Yennora, NSW

**\$600m in the future
development pipeline**

● Greenfield

● Brownfield

Growing and Developing a Quality Portfolio



34
PROPERTIES



3.7 billion
GROSS BOOK VALUE*



1,497,124
SQM GLA*



~\$0.6 billion
SQM GLA*



4.1 years
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)



98.7%
OCCUPANCY

Correct as at 30 June 2018.



Workplace and Logistics portfolio
with 34 properties valued

\$3bn

Current workplace & logistics
development projects totalling
\$99m and pipeline of

\$600m

21 logistics, 6 business parks and
7 offices assets across

1,497,124m²

39 shopping centres nationally
valued at approximately

\$7.4bn



Stockland

Around \$6.8bn

in sales annually from
more than 3,500 retail stores

One of the leading retirement
living operators with

over 9,600

established units across Australia

The leading residential developer with
60 communities, 82,000 lots
remaining and a total end value of

\$22.2bn

Stockland is one of the largest
diversified property groups
in Australia, with

over \$17.9bn

of real estate assets

Notes:

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