

Mulgrave Corporate Park

350 & 352 Wellington Road, Mulgrave, VIC

REFURBISHED
BOUTIQUE
OFFICE SPACE
NOW AVAILABLE



Stockland



Mulgrave Corporate Park

The best of both worlds

Positioned on the corner of Wellington and Springvale Roads, Mulgrave Corporate Park offers a high quality, contemporary office environment set within a thriving business park.

The asset is home to three commercial office buildings with a high ratio multi-level car park delivering ample parking for staff and customers also available.

The amenity within the immediate vicinity of the park, as well as strong convenient connectivity to surrounding transport, retail and services provides the platform for business to thrive.

A refurbishment has recently been delivered, with both addresses boasting brand new fitouts available across flexible and efficient floor plates.

The project also included the delivery of high quality End of Trip Facilities including bicycle parking.

Mulgrave Corporate Park also has an expansive landscaped outdoor podium that connects to the onsite café, providing a functional area for meetings and team events.

The location provides the platform for work and wellbeing balance, with a number of reserves in the vicinity.

Property highlights

- 2ha business park in south-east Melbourne
- High ratio, multi-deck secure car parking
- Excellent transport connectivity
- Corner position with strong street exposure
- Recently refurbished and new fitouts available
- Central outdoor podium and green space
- Onsite café operator
- NABERS exempt
- Signage opportunities available
- High-end End of Trip Facilities

352 Wellington Road

350 Wellington Road


Accessibility and connectivity


Mulgrave Corporate Park's strategic location provides strong connectivity to the key arterial roads seamlessly linking the estate to the south-eastern suburbs and onto the Melbourne CBD.


Bus routes along Springvale Road provide frequent connection to and from Springvale Train Station.


Whether a commute is via car, bus, train or bicycle, this address enables all.


Distance from key locations*


 **MONASH FREEWAY**
5km


 **PRINCES HIGHWAY**
1km

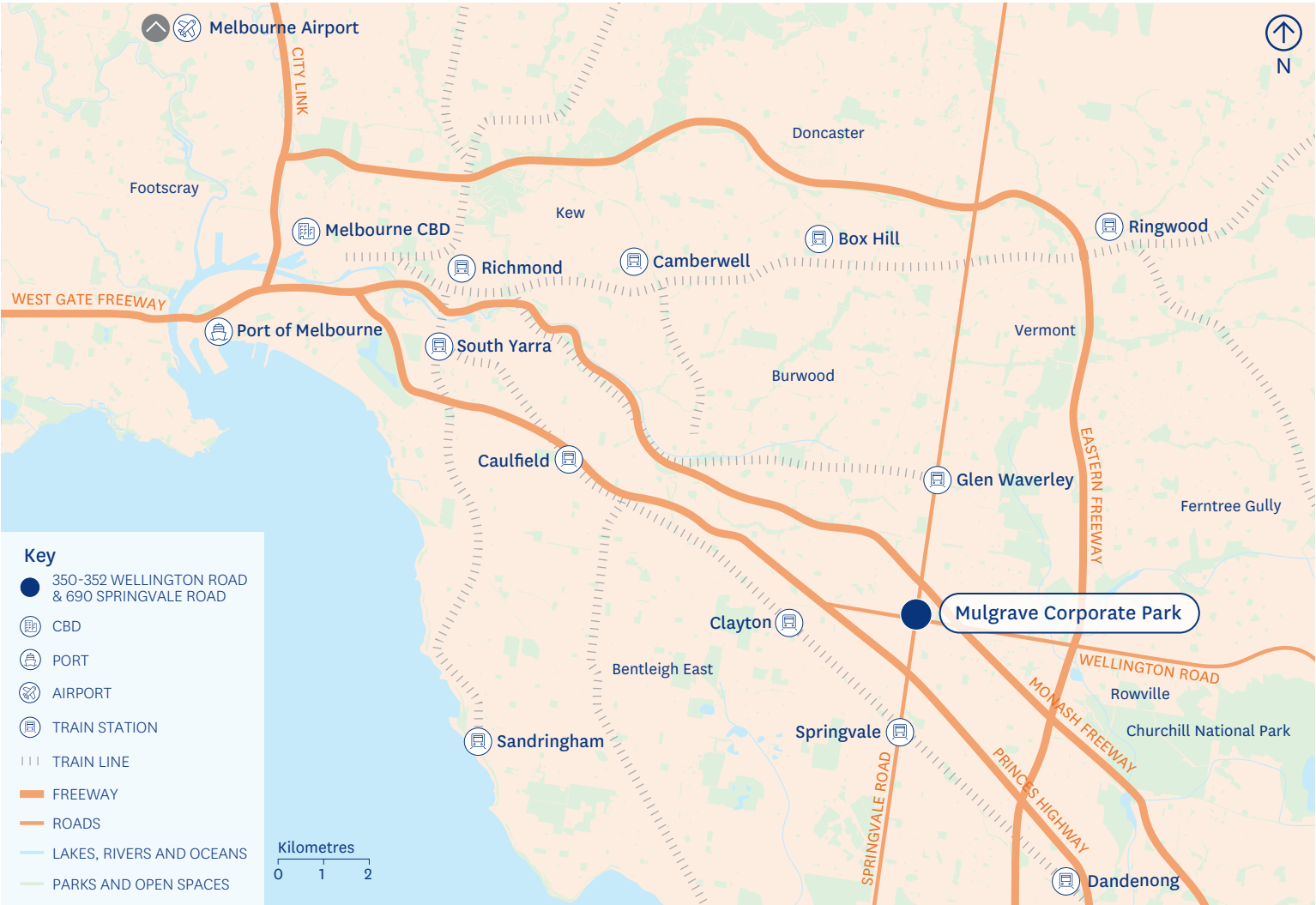
 **SPRINGVALE ROAD**
0.2km

 **EASTLINK**
5km

 **MELBOURNE CBD**
25km

 **SPRINGVALE TRAIN STATION**
4km

 **BUS ROUTE**
Numerous serviced bus routes on Springvale Road



*Distances are approximate and for indicative purposes only.

Site Plan

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WELLINGTON ROAD



Wellington Road twofold opportunity

350 and 352 Wellington Road at a glance

These buildings deliver boutique, high quality office space within a thriving business park. The recent refurbishment across each asset has delivered contemporary design features and exceptional fit for purpose fitouts.

All floors provide flexible and functional opportunities due to the building's long rectangular floor plate, side core lift and internal stairs. Natural light penetration is delivered via North and South glazed window frontage.

The onsite and surrounding amenity provides the perfect platform for work and wellbeing balance. Find your space to thrive at Mulgrave Corporate Park.

The building's best assets

- Lobby upgrade across both addresses
- Enhanced external facade and landscaping
- New bridge connection from 350 Wellington Road to the podium level and café
- High-end End Of Trip Facilities for 350 and 352 Wellington Road completed
- Bathroom and amenities upgrades on each level
- 6m pylon sign on Wellington Road offering signage opportunities



Space to thrive

350 and 352 Wellington Road offers efficient, well thought out and flexible floor plates in a contemporary setting. The rectangle building shape coupled with large, low-sill windows provide ample north and south facing natural light penetration.

[Click here to view the latest availabilities and to find the space for your business to thrive.](#)



350 Wellington Road Lobby



350 Wellington Road Level 1 Fitout

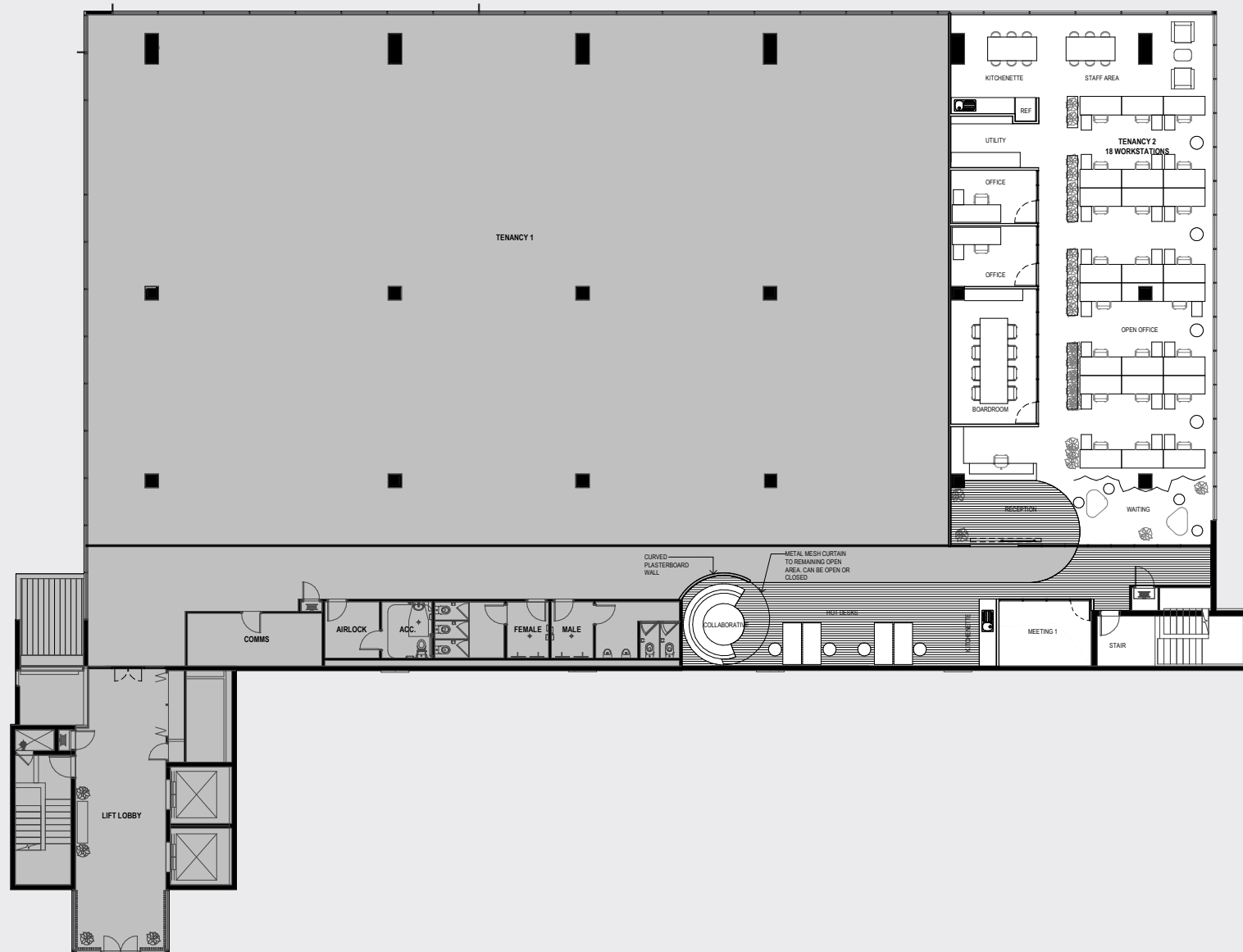


352 Wellington Road Level 2 Fitout



352 Wellington Road

Level 1 Proposed Fitout





Everything, and more

Convenience, community, connectivity.

The property is conveniently located on the corner of Wellington and Springvale Roads providing ease of access to adjoining road networks. Connectivity to transport hubs and future infrastructure projects is also strong. Onsite parking is also available as well as high-end End of Trip Facilities. So no matter your mode, unimpeded access to and from the space is enabled.

The corporate park delivers the best of both worlds, providing work and wellbeing balance. The shared podium outdoor space centrally connects the buildings and provides direct access from 350 and 352 Wellington Road to the Podium Cafe.

The landscaped, green space provides the place for employees to break up their day, eat lunch and hold informal meetings or team building events.



Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$14.7 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 and Logistics

Owner

The Workplace and Logistics portfolio comprises 39 properties with a gross book value of \$4.7 billion.* Our properties are strategically positioned in key locations for logistics, infrastructure and employment.

Developer

Our Development business currently has a \$9.4 billion development pipeline.^ This pipeline is focused on Melbourne, Sydney and Brisbane in core industrial and office markets.

Our Development business works closely with both existing and new customers offering a range of opportunities including Land Sales, Pre-lease and Turnkey solutions.

Asset Manager

Our Asset Management team, consisting of Asset, Property and Facilities Managers, works directly with our customers on all property related matters for leased properties. A high level of customer service is a key focus for this team, which helps build commercial relationships and also enables future opportunities to be identified.

Sustainability

We have over a decade of sustainability leadership credentials from leading global rating agencies.



*As at 30 June 2021.

^ Stockland's share of expected incremental development spend, including land cost and subject to planning approval. As at 25 June 2021.

MEMBER OF
Dow Jones Sustainability Indices
In Collaboration with RobecoSAM



Global Real Estate Sector Leader

Dow Jones Sustainability Index
2011, 2013, 2015, 2016, 2018

Employer of Choice for Gender Equality

Australia's Workplace Gender Equality Agency



CDP Climate A List

Global leader on climate action and disclosure



Global Sector Leader – Diversified, Retail/Office Listed

Global Real Estate Sustainability Benchmark (GRESB)

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