

Mulgrave Corporate Park

350 & 352 Wellington Road, Mulgrave, VIC

—
350 WELLINGTON RD
REFURBISHMENT
NOW COMPLETE
—

Introducing Mulgrave Corporate Park

Stockland is pleased to offer boutique office accommodation for lease at 350 and 352 Wellington Road, Mulgrave. Building refurbishment and new fitout works at 350 Wellington Road 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 on-site 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 late 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.
- On-site café operator.
- 350 Wellington Road – 2 Star NABERS rating.
- 352 Wellington Road – 3 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 Train 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 TRAIN STATION
4km

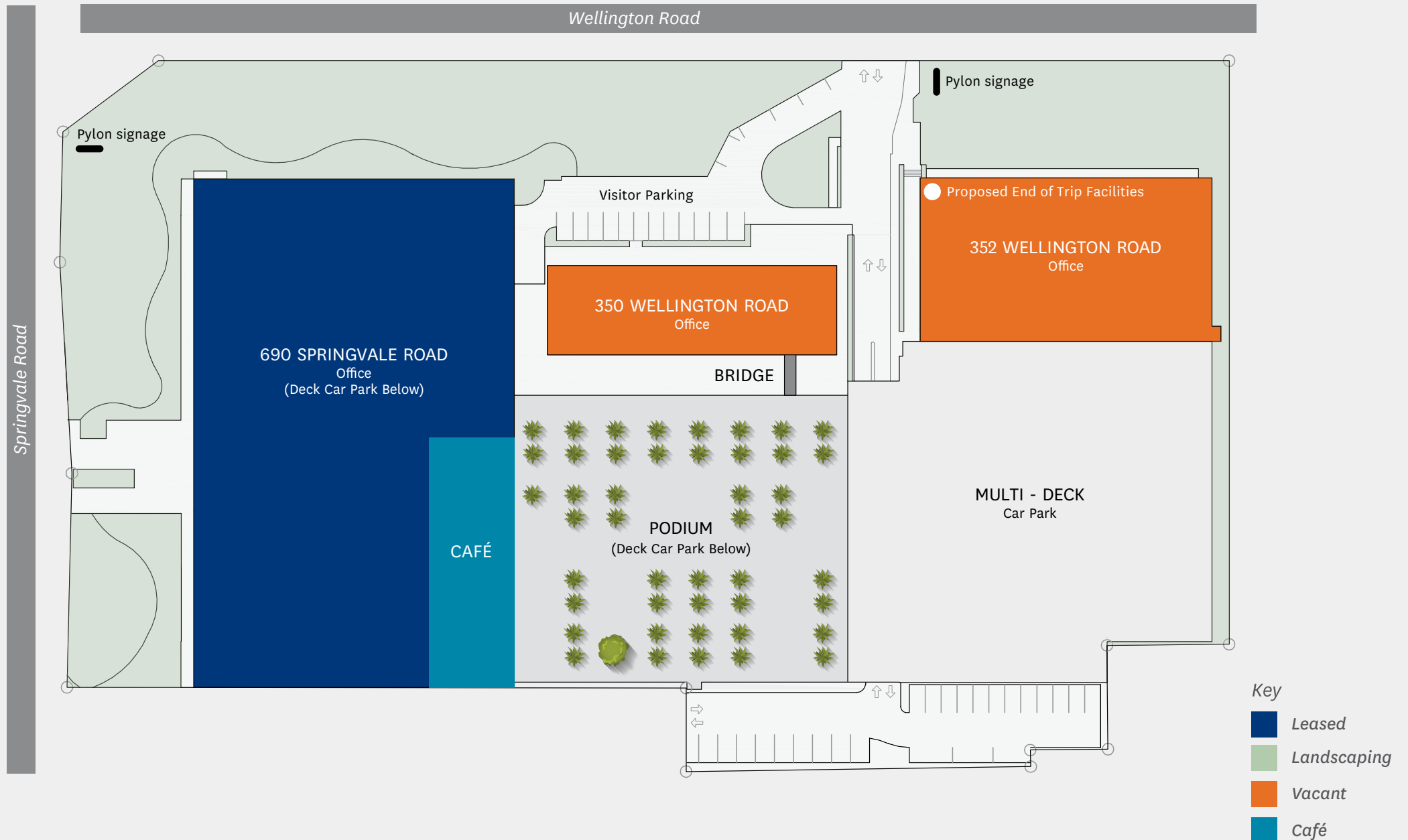


BUS ROUTE
902

Distances are approximate and for indicative purposes only.



Site Plan



350 Wellington Road

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 well-being.

Refurbishment Highlights:

- Lobby upgrade (artist impression on page 5).
- Boutique open plan fitout on Level 2.
- 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

- Floor plates from 489m² – 641m².
- Tenancies from 489m² – 2,735m².
- 2 Star NABERS rating*.

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



350 Wellington Road Lobby



FIRE INDICATOR
PANEL

Level 2 Fitout



Level 2 Floor Plans



350 Wellington Road

Level 2 (NLA)	595.6m ²
Ratio	1:10
People	57

*Subject to survey on completion of refurbishment.

350 Wellington Road Section

Level 4

300.1m²

Level 3

639.2m²

Level 2

595.6m²

Level 1

641.0m²

Ground

489.0m²



352 Wellington Road

Building Overview

352 Wellington Road is a boutique, two level office building offering fitted and unfitted options within Mulgrave Corporate Park.

Both floors provide flexible tenancies due to the rectangular floor plate and side core, presenting options to maximise the space to achieve the required density.

To leverage the on-site amenity offered within Mulgrave Corporate Park, the building has access to the outdoor podium and café via the car park on Level 2. Employees will also benefit from natural light filtered by glazing that streams into the workplace.

Refurbishment Highlights:

- Upgrades to all lobbies.
- Refreshed external façade and landscaping.
- Bathroom and amenity upgrades on both levels.
- Boutique open plan fitout on Level 2.
- Proposed End Of Trip Facility for 350 and 352 Wellington Road. Completion expected in late 2019.
- New 8m pylon sign on Springvale Road and 6m pylon sign on Wellington Road to display tenant logos.

Key Information

- Floor plates from 1,317m² – 1,335m².
- Tenancies from 1,317m² – 2,652m².
- 3 Star NABERS rating*.

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

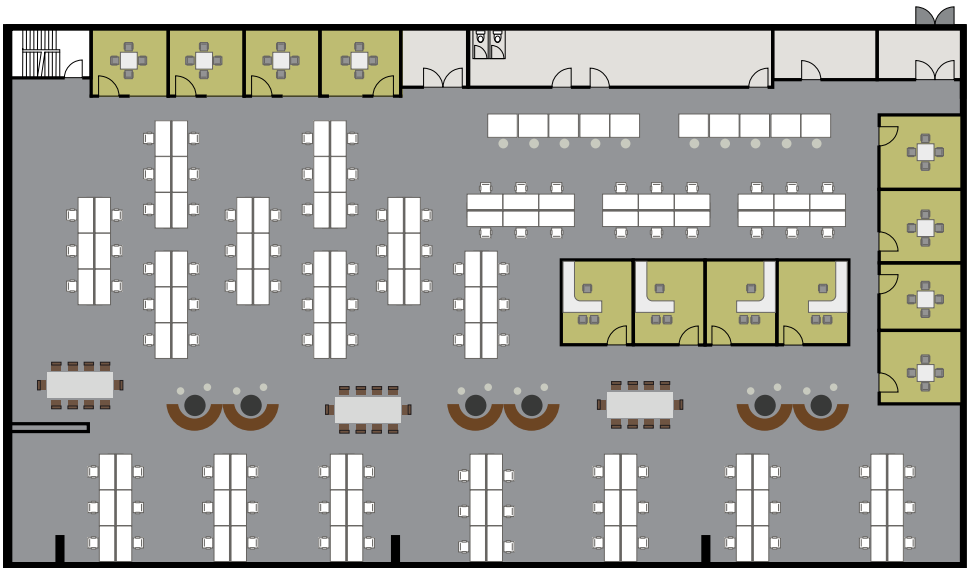


352 Wellington Road floor plan

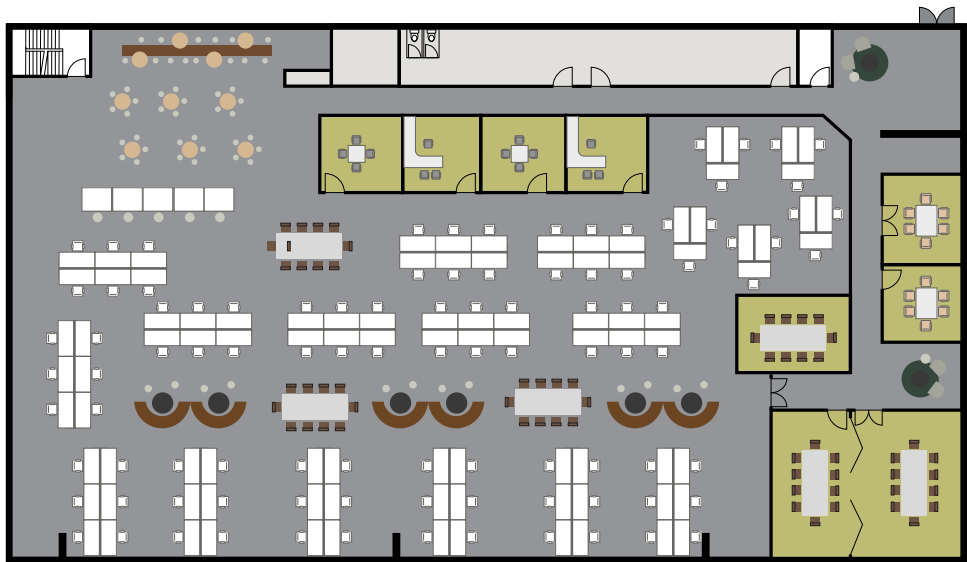
352 Wellington Road

Level 1	1,335m ²
Level 2	1,317m ²
TOTAL	2,652m ²

*Subject to survey on completion of refurbishment. Indicative fit out shown.



Level 1 – 1,335m² (NLA)



Level 2 – 1,317m² (NLA)

352 Wellington Road Section

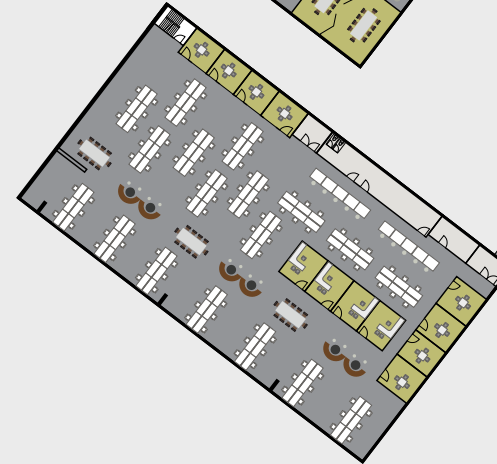
Level 2

1,317m²



Level 1

1,335m²



On-site Amenities

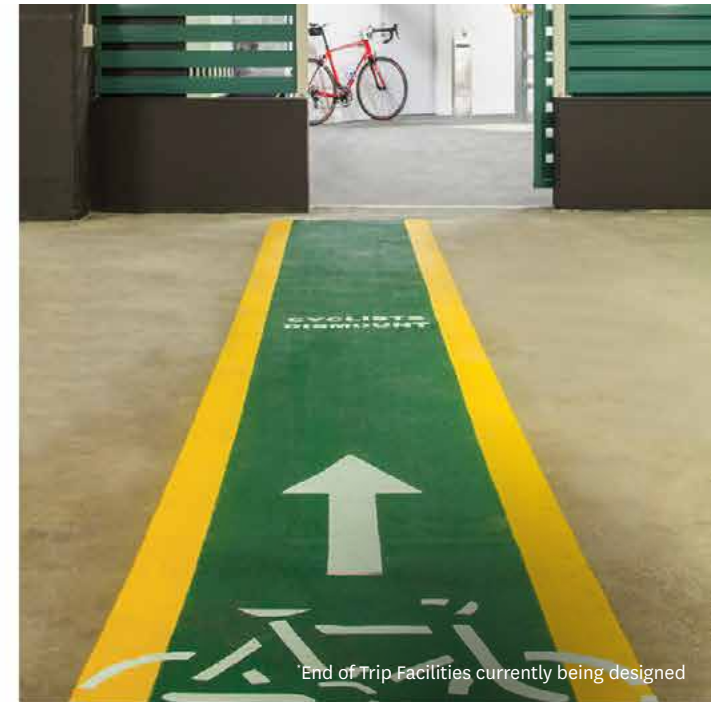
Podium



Café



Proposed End of Trip Facilities*



*End of Trip Facilities currently being designed

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 and Love Kids Early Learning Centre).
- Costco.
- On-site Café.
- Undercover Car Park.
- Monash University.
- Sette Bello Restaurant.





Key

-  Café
-  Restaurant
-  Shops
-  Childcare
-  Petrol Station

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.



Retail Town Centres nationally
valued at approximately

\$7.2bn

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

over \$15.7bn

of real estate assets

Workplace and Logistics portfolio
with 34 properties valued over

\$3bn

37 Retail

Town Centres
located across Australia



Stockland

The leading residential developer
with 59 communities, over 81,000 lots
remaining and end-market value of

\$23bn

More than 3,500 tenants
generating in excess of

\$6.7bn

in retail sales per annum

58

Green Star ratings across our
Office and Retail for Design,
as Built and Performance

One of the leading retirement
living operators with

over 9,600

established units across Australia

CONTACT OUR TEAM

Anthony Osborne
Asset Manager

E Anthony.Osborne@stockland.com.au

M 0400 052 078

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