

# *Mulgrave Corporate Park*

*352 Wellington Road, Mulgrave, VIC*





# Introducing Mulgrave Corporate Park

***Stockland is pleased to offer boutique office accommodation for lease at 352 Wellington Road, Mulgrave.***

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 100m<sup>2</sup>.

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

Refurbishment of 352 Wellington Road, including a new fitout is now complete.

## Property Highlights

- 2ha business park in south-east Melbourne.
- High ratio, multi-deck secure car parking.
- Corner position with excellent street exposure
- Central outdoor podium
- Onsite café operator
- 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, providing frequent connection to and from Springvale Train Station.

Modern End of Trip Facilities allow for cycling to work.

## Distance from Key Locations



MONASH FREEWAY  
**5km**



PRINCES HIGHWAY  
**1km**



SPRINGVALE ROAD  
**0.2km**



EASTLINK  
**5km**



MELBOURNE CBD  
**27km**

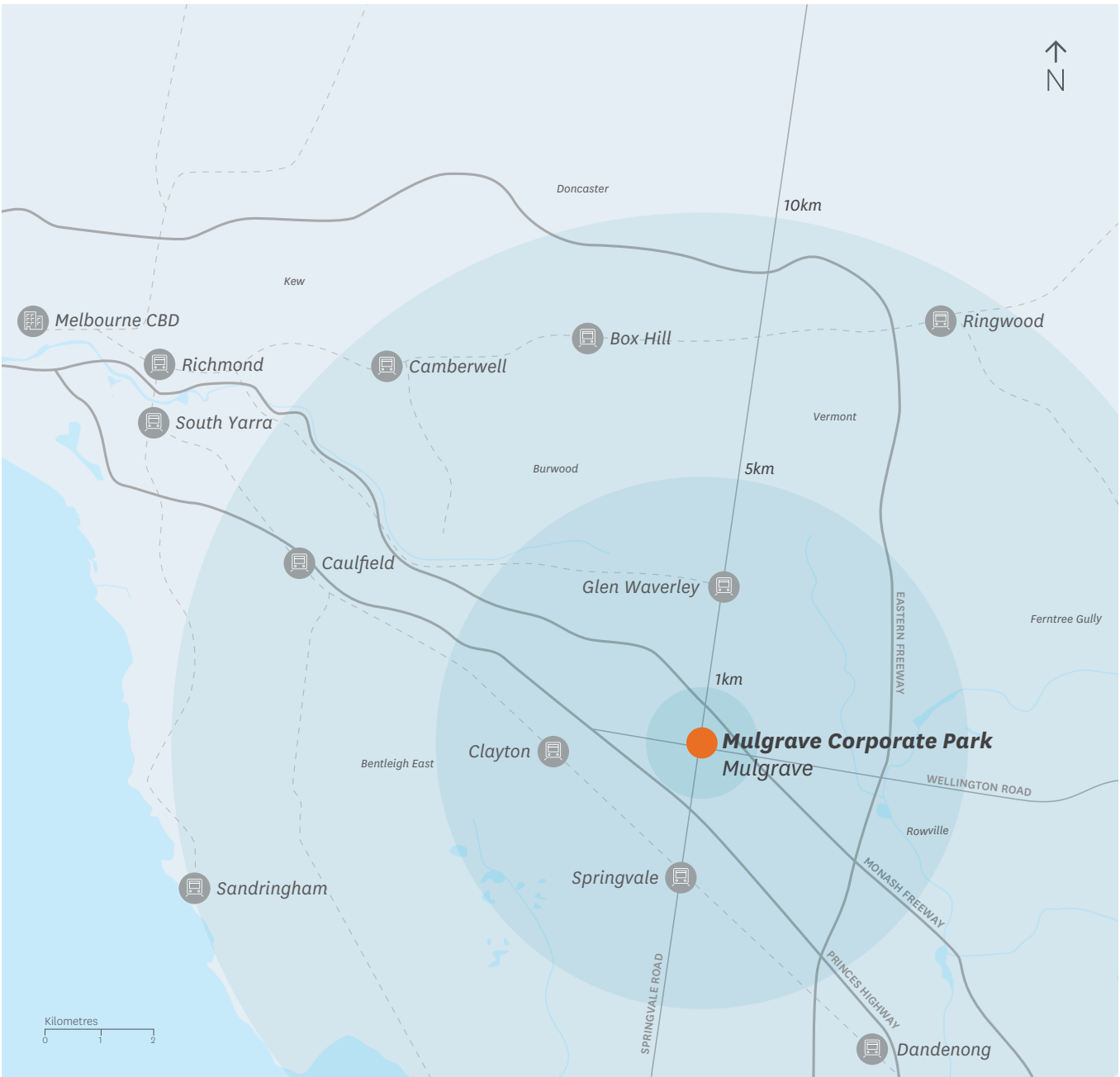


SPRINGVALE TRAIN STATION  
**4km**

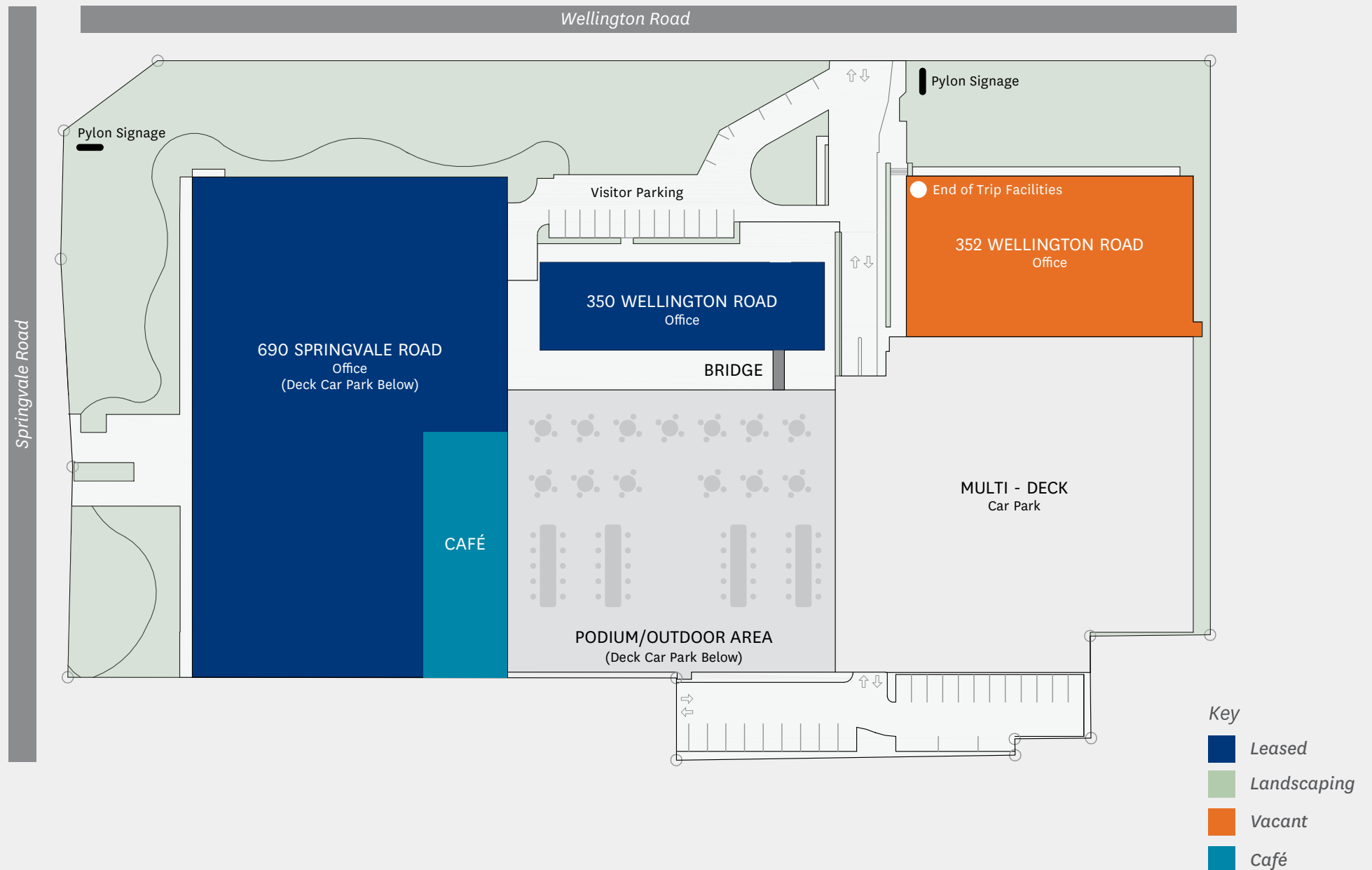


BUS ROUTE  
**902**

Distances are approximate and for indicative purposes only.



# Site Plan









# 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 onsite 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.
- End of Trip Facilities.
- New 6m pylon sign on Wellington Road to display tenant logos

## Key Information

- Floor plates from 1,317m<sup>2</sup> – 1,335m<sup>2</sup>.
- Tenancies from 1,317m<sup>2</sup> – 2,652m<sup>2</sup>.
- 3.0 Star NABERS rating\*.

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



Artist impression only.



## Level 2 Fitout





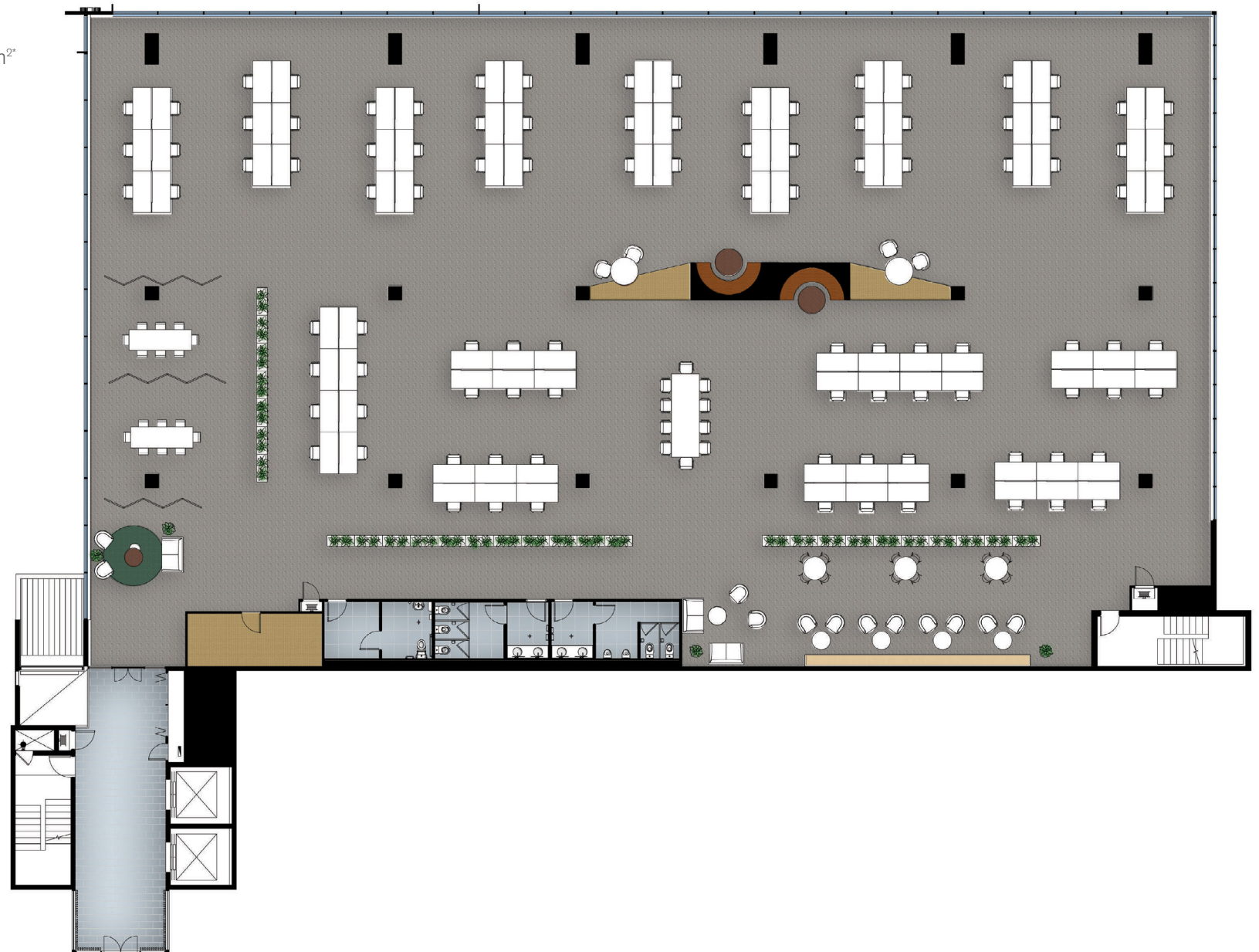
# Level 1 Floor Plan

352 Wellington Road

Level 1 NLA

1,317m<sup>2</sup>

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

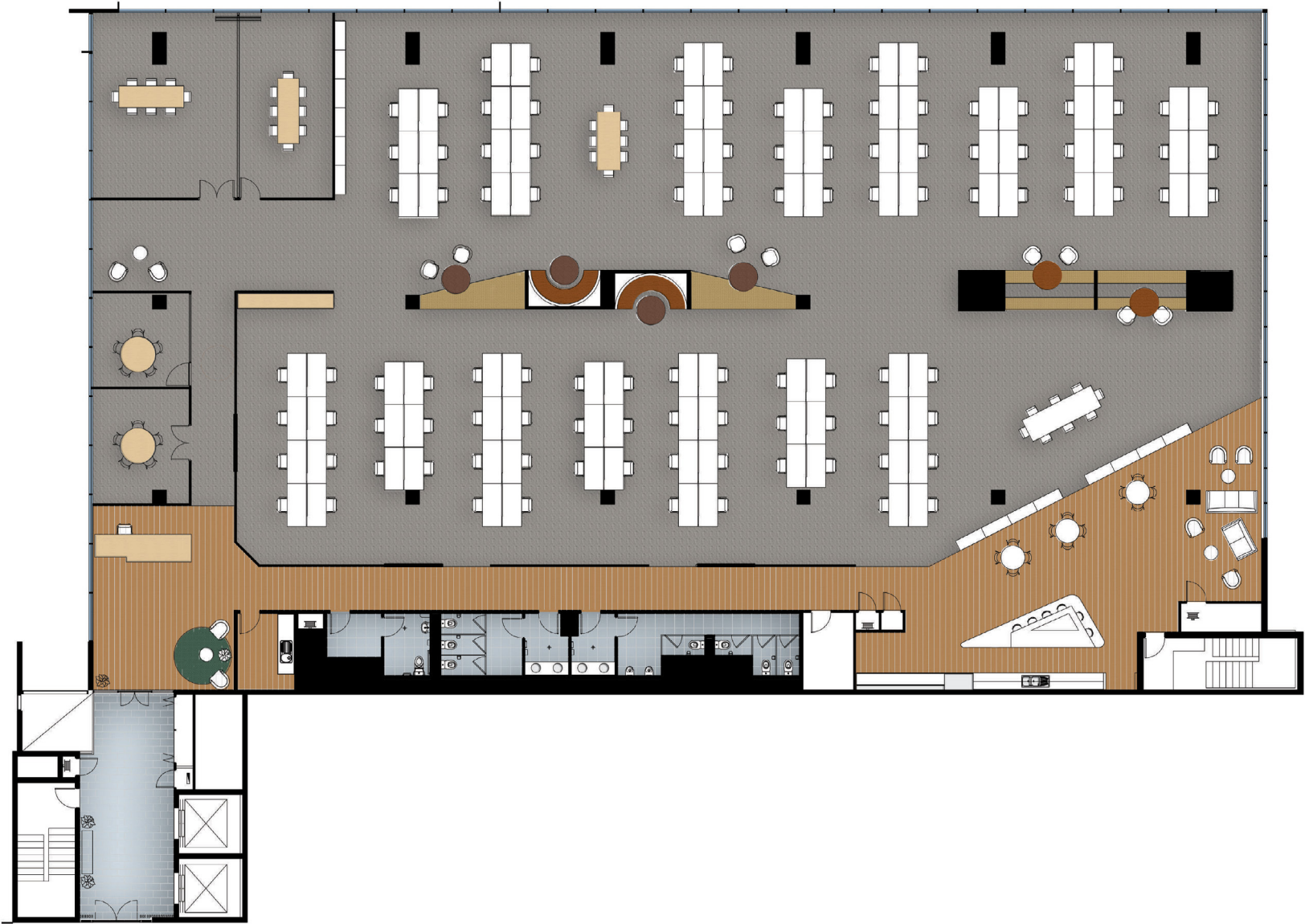




# Level 2 Floor Plan

352 Wellington Road

Level 2 NLA	1,317m <sup>2</sup> *
Ratio	1:12
People	113



ACCESS FROM LEVEL 2 TO PODIUM  
AND CAFÉ



# 352 Wellington Road Lettable Area

## Level 2

1,317m<sup>2</sup>

## Level 1

1,335m<sup>2</sup>

## Total NLA

2,652m<sup>2</sup>





# Onsite Amenities

## Podium



*The podium is a shared outdoor space that centrally connects the three office buildings and provides access from 352 Wellington Road to the Podium Café.*

The landscaped space provides employees with a quick escape to take a break from the office and get some fresh air. The relaxed and functional area has many potential uses including meetings, eating and exercise events.

The tables and chairs can be used for informal meetings or to enjoy lunch with colleagues outside. The café also offers space for casual meetings or dining indoors.

Mulgrave Corporate Park also benefits from an onsite café, offering a variety of food and beverage options for eat-in or event catering.

## Café

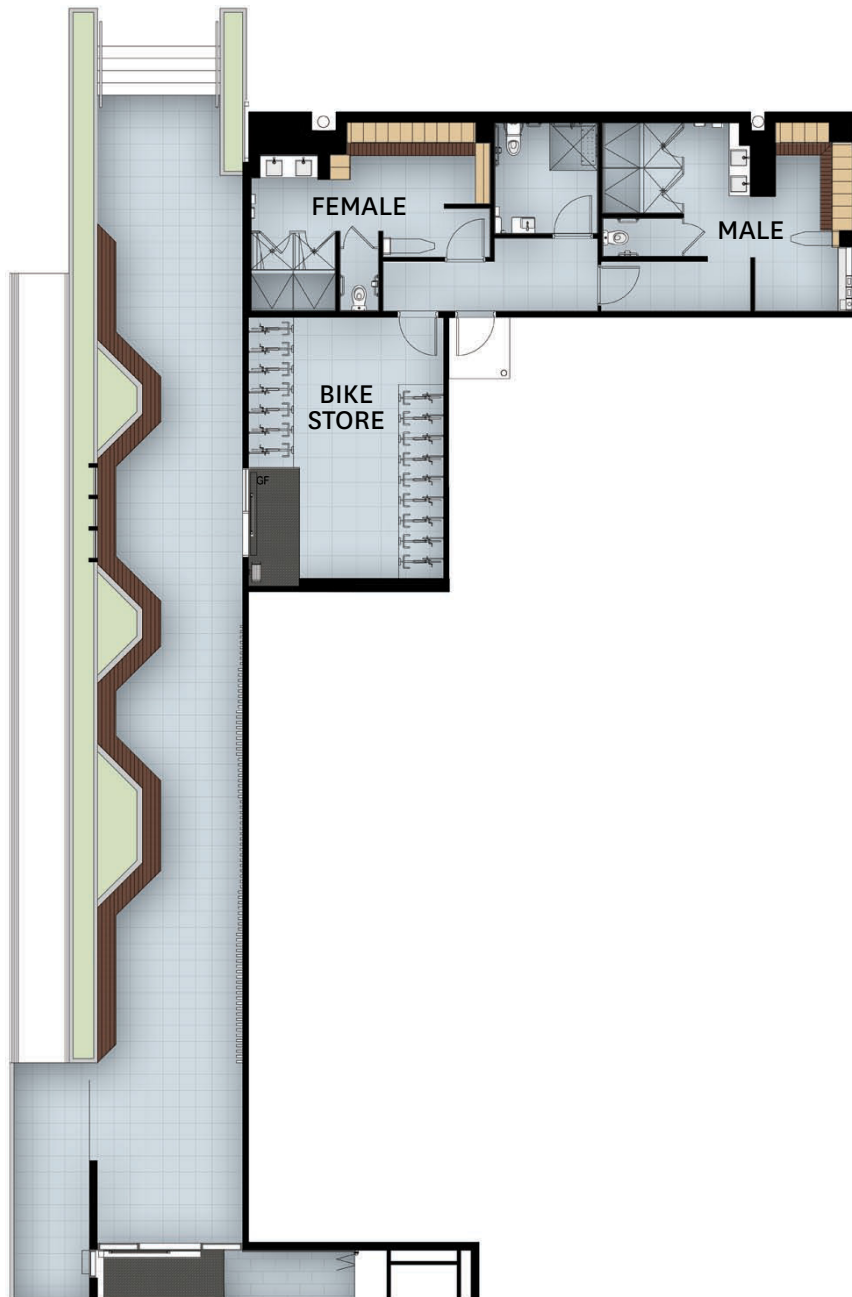


### Highlights

- Access via Level 2 of 352 Wellington Road.
- Café catering for your office and onsite events.
- Indoor and outdoor seating options.



# End of Trip Facilities



## Key Information

- Modern End of Trip facilities.
- Use for tenants of 350 and 352 Wellington Road.
- Accessible via Wellington Road entrance and car park.
- Outdoor bench seating outside entrance.
- Includes bike storage, male and female showers and lockers.



Artist impression only.



# Local Amenities

## Driving Distance



### Retail

5 min drive to Ikea & Springvale Homemaker Centre  
5 min drive to Brandon Park Shopping Centre  
9 min drive to Supermarket (Woolworths)  
17 min drive to Costco



### Cafés & restaurants

Sette Bello Restaurant  
Podium Café (onsite)



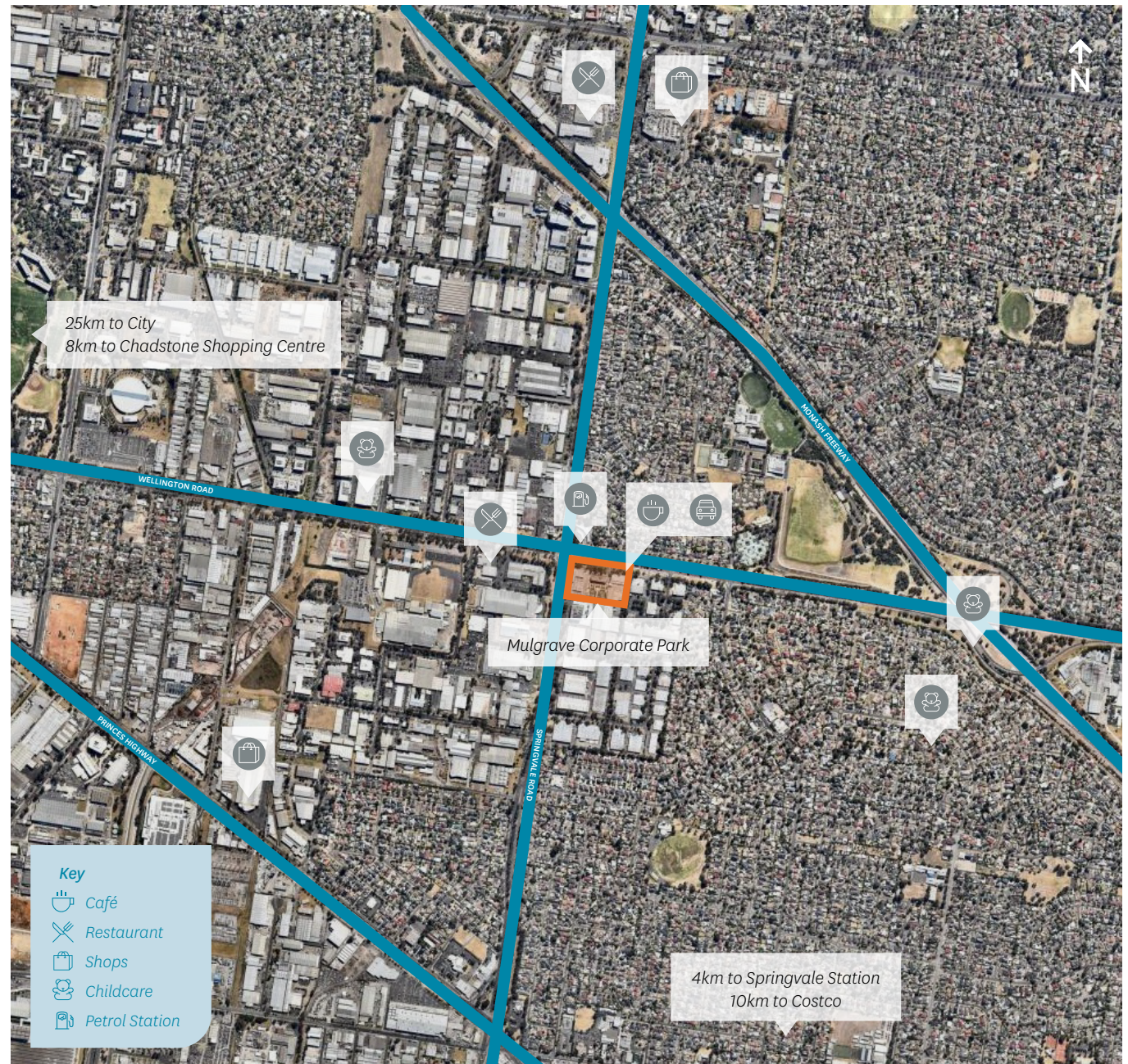
### Childcare centres

Short drive to Guardian Early Learning Childcare  
Little Angels Childcare Centre and Love Kids  
Early Learning Centre



### Service stations

1 min drive to BP Petrol Station





# Partnering with Stockland

## An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$17.9 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

The Workplace & Logistics portfolio comprises 34 properties encompassing over 1.5 million square metres of building area with a gross book value of \$4 billion; and has a development pipeline of over \$2 billion. Our properties 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

## Growing and Developing a Quality Portfolio



34  
PROPERTIES



4 billion  
GROSS BOOK VALUE



1,554,300  
SQM GLA



5.4 years  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)



96%  
OCCUPANCY



\$2.1 billion  
FUTURE DEVELOPMENT PIPELINE

Correct as at 30 June 2019. Reflects 100% interest.





Workplace and Logistics portfolio  
with 34 properties valued

**\$4bn**

Current workplace & logistics  
development pipeline of

**\$2.1b**

23 logistics, 6 business parks  
and 5 office assets across

**1,554,300m<sup>2</sup>**

35 shopping centres nationally  
valued at approximately

**\$6.9bn**



**Stockland**

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

**\$17.9bn**

of real estate assets

The leading residential developer with  
56 communities, 76,000 lots  
remaining and a total end valuse of

**\$21.4bn**

One of the leading retirement  
living operators with

**over 9,100**

established units across Australia

Stockland named by theGRESB\* as the  
**Global Sector Leader**  
in the Diversified  
- Retail/Office category

\*Global Real Estate Sustainability Benchmark



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