

INFORMATION MEMORANDUM

OFFICE / WAREHOUSE / LIFE SCIENCES



MountainHighway

BUSINESS PARK

885 MOUNTAIN HIGHWAY, BAYSWATER

SECTION ONE

**A TRULY ACCESSIBLE
LOCATION**

SECTION TWO

**MOUNTAIN HIGHWAY
BUSINESS PARK**

SECTION THREE

**TENANCY SIZES
TO SUIT EVERYONE
ON SITE**

SECTION FOUR

**A PERFECT MIX OF
COLLABORATIVE
TENANTS**

SECTION FIVE

**SURROUNDING &
ONSITE AMENITIES**

SECTION SIX

**AN EXPERIENCED
PROJECT TEAM**



WAREHOUSE, OFFICE OR LIFE SCIENCES



PLENTY OF
ROOM TO
WORK AND
BREATHE



CAMPUS STYLE
BUSINESS PARK



LANDSCAPED
AND MANICURED
GARDENS





SECTION ONE

A TRULY ACCESSIBLE LOCATION

MOUNTAIN HIGHWAY BUSINESS PARK

IS A DYNAMIC MIX OF FULLY RENOVATED COMMERCIAL OFFICE, WAREHOUSE & LOGISTICS OFFERINGS SITUATED ON 103,996 SQM OF PREMIUM LAND AT THE FOOT OF MOUNT DANDENONG IN MELBOURNE'S SOUGHT AFTER EAST.

 BAYSWATER NORTH 1.6KM

 MOUNTAIN HWY BUSINESS PARK

 MT DANDENONG 7KM

 DORSET ROAD 890M

 MOUNTAIN HIGHWAY

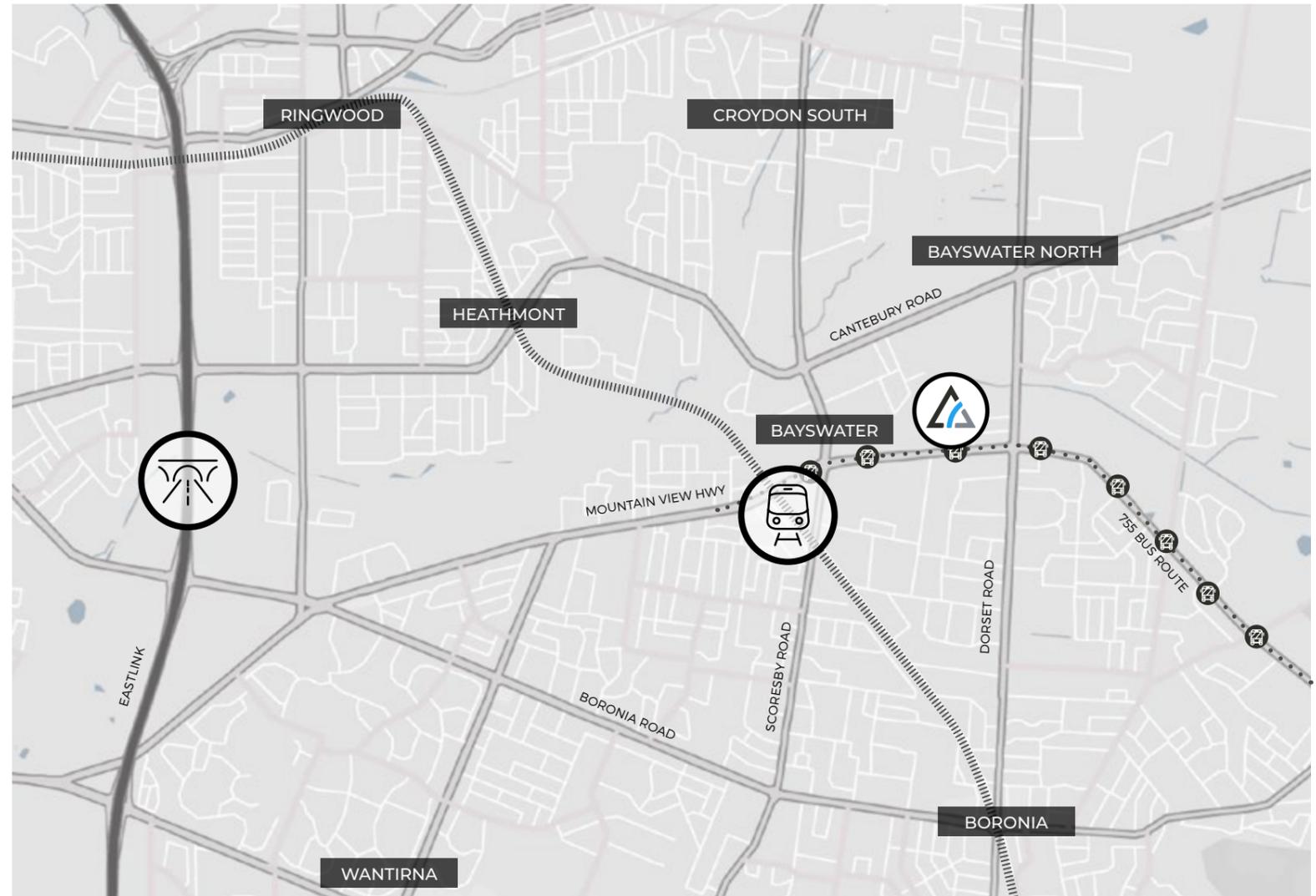


Outline indicative only

TRULY ACCESSIBLE WITH LIFESTYLE IN MIND

MOUNTAIN HIGHWAY BUSINESS PARK IS PROMINENTLY LOCATED IN THE CITY OF KNOX IN MELBOURNE'S EAST.

Located at the foothills of the Dandenong Ranges and only a stone throw from the Yarra Valley, Maroondah is a blend of both city and country lifestyles. The City of Knox is home to 160,484 people, supports 74,184 jobs and has an annual economic output of \$26.887 billion.



 **EASTLINK
FREEWAY**
7 MIN

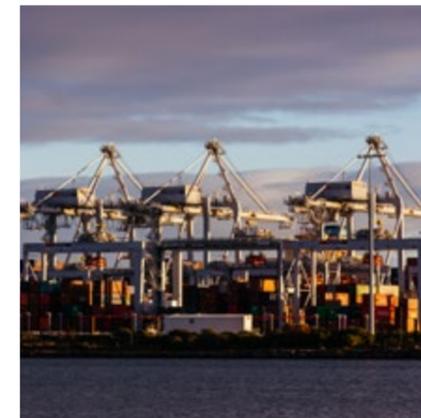
 **MONASH
FREEWAY**
18 MIN

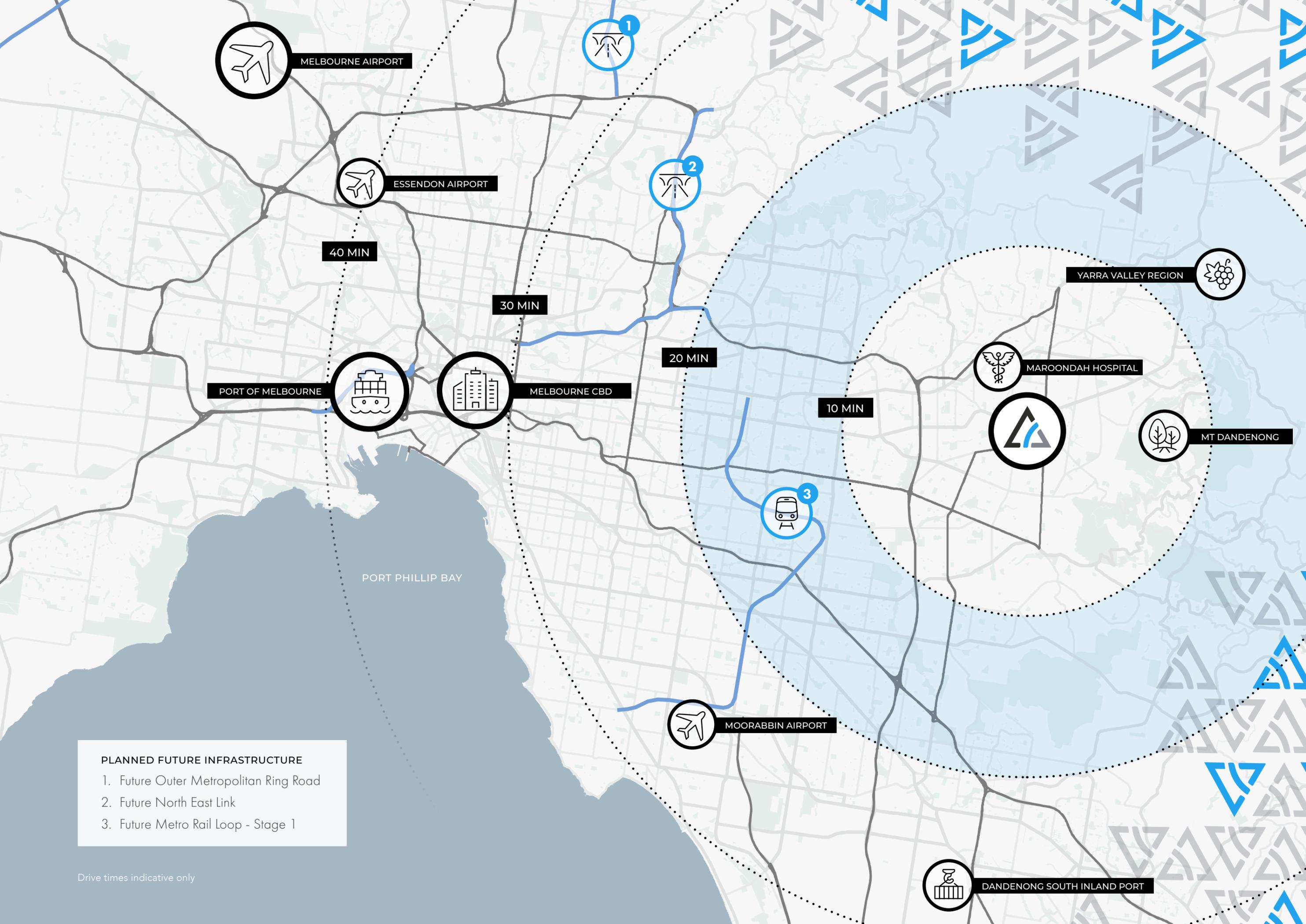
 **MELBOURNE
CBD**
30 MIN

 **MOORABBIN
AIRPORT**
35 MIN

 **MELBOURNE
PORTS**
40 MIN

 **MELBOURNE
AIRPORT**
69 MIN





MELBOURNE AIRPORT



ESSENDON AIRPORT

40 MIN

30 MIN



MOORABBIN AIRPORT

20 MIN

10 MIN

PORT OF MELBOURNE



MELBOURNE CBD



MAROONDAH HOSPITAL

YARRA VALLEY REGION



MT DANDENONG



DANDENONG SOUTH INLAND PORT

PORT PHILLIP BAY

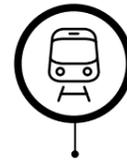
PLANNED FUTURE INFRASTRUCTURE

- 1. Future Outer Metropolitan Ring Road
- 2. Future North East Link
- 3. Future Metro Rail Loop - Stage 1

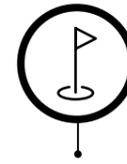
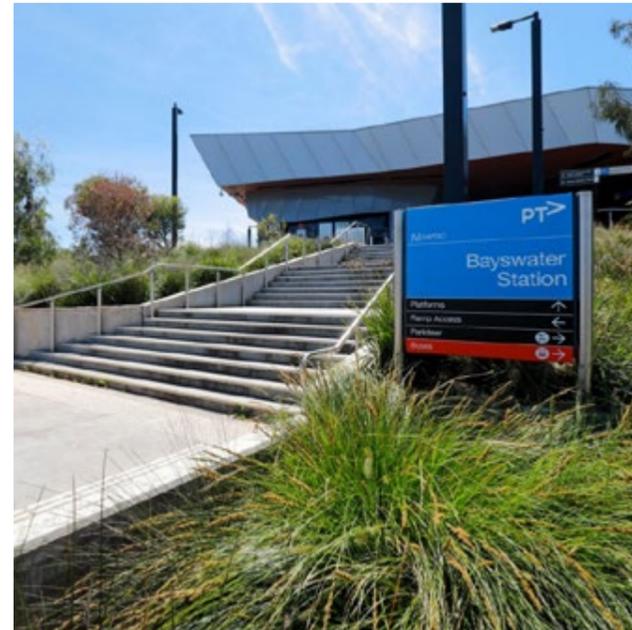
Drive times indicative only



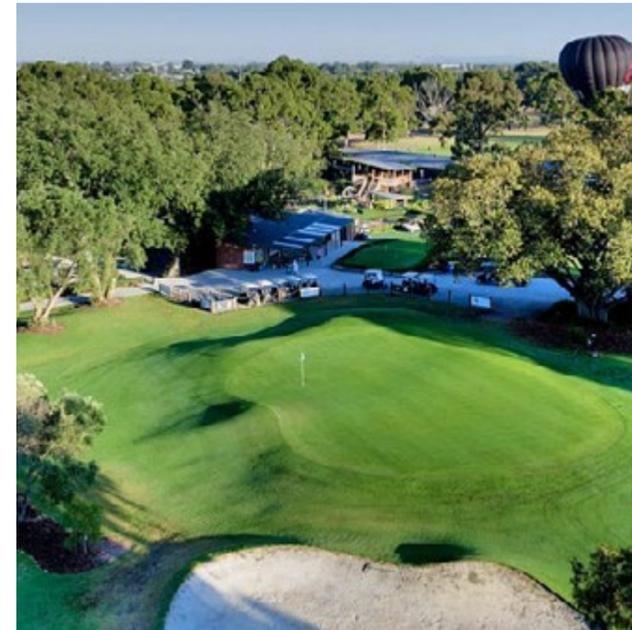
755 BUS ROUTE TO BAYSWATER TRAIN AT DOORSTEP



BAYSWATER TRAIN STATION 3 MIN



RINGWOOD PUBLIC GOLF COURSE 10 MIN



EASTLINK CYCLE & WALKING TRAIL 12 MIN



MAROONDAH HOSPITAL 13 MIN



DANDENONG RANGES 15 MIN



YARRA VALLEY WINE REGION 15 MIN



FORESTHILL CHASE SHOPPING CENTRE 17 MIN



SECTION TWO

**MOUNTAIN HIGHWAY
BUSINESS PARK**

MOUNTAIN HIGHWAY BUSINESS PARK

- OFFICE
- INDUSTRIAL & WAREHOUSE
- OFFICE & LIFE SCIENCES
- CAFE / SHARED FACILITIES



Outline indicative only



ARCHITECTURALLY DESIGNED BUILDINGS THAT WILL SURPASS YOUR EXPECTATIONS

BUILT WITH LONGEVITY IN MIND, THIS ESTABLISHED OFFICE FACILITY HAS STOOD APART FROM ITS PEERS WITH STYLE.

- Existing usable fitouts
- Ample on-site parking
- Various tenancies to suit a range of budgets
- Impressive foyer
- On-site café
- Multipurpose sports court (soccer, basketball etc.)
- 5-Star NABERS



REIMAGINE YOU SPACE

WITH A DIVERSE RANGE OF LEASING OPPORTUNITIES AVAILABLE, MOUNTAIN HIGHWAY BUSINESS PARK WILL HAVE A SPACE READY TO LEASE OR FITOUT.







BEAUTIFULLY RENOVATED OUR FUTURE TENANTS

FLEXIBLE TENANCIES AVAILABLE WITH
PERSONALISED QUALITY FITOUTS TO
ENSURE THE SPACE FITS YOU.

Whether you're running a research & development laboratory, logistics operation, storage facility, design and manufacturing plant or commercial office, we have the ability to tailor your space to suit exactly what you need.



FLEXIBLE
LEASES FROM
393 SQM TO
2,266 SQM



ABUNDANT
ON SITE
PARKING



PERSONALISED
FITOUT
AVAILABLE*







A SELECTION
OF OFFICE
FLOORPLATES



PREMIUM SPACE
WITH NATURAL
LIGHT



5-STAR NABERS
ENERGY
RATING





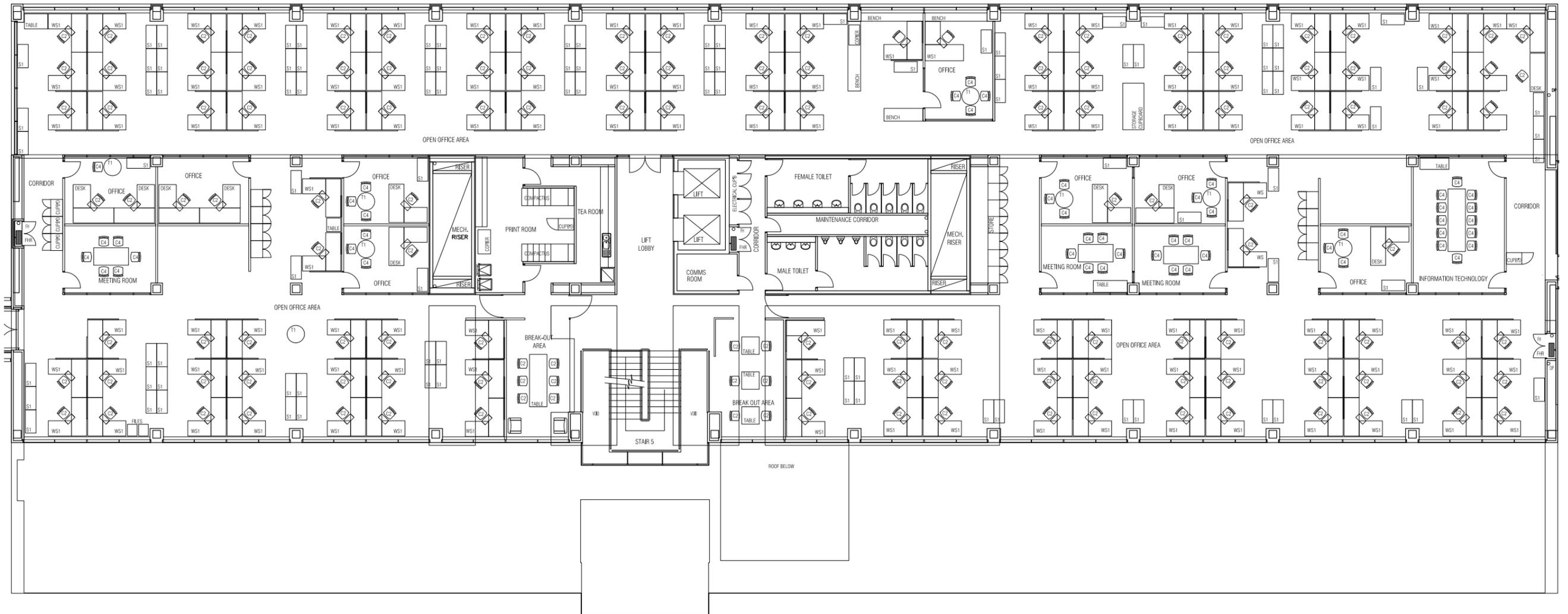
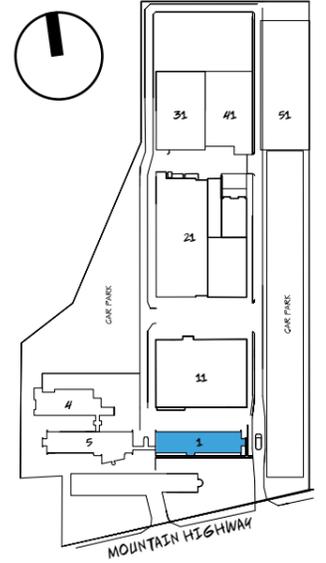
SECTION THREE

**TENANCY SIZES
TO SUIT EVERYONE
ON SITE**

BUILDING 1

INDICATIVE FLOOR PLAN

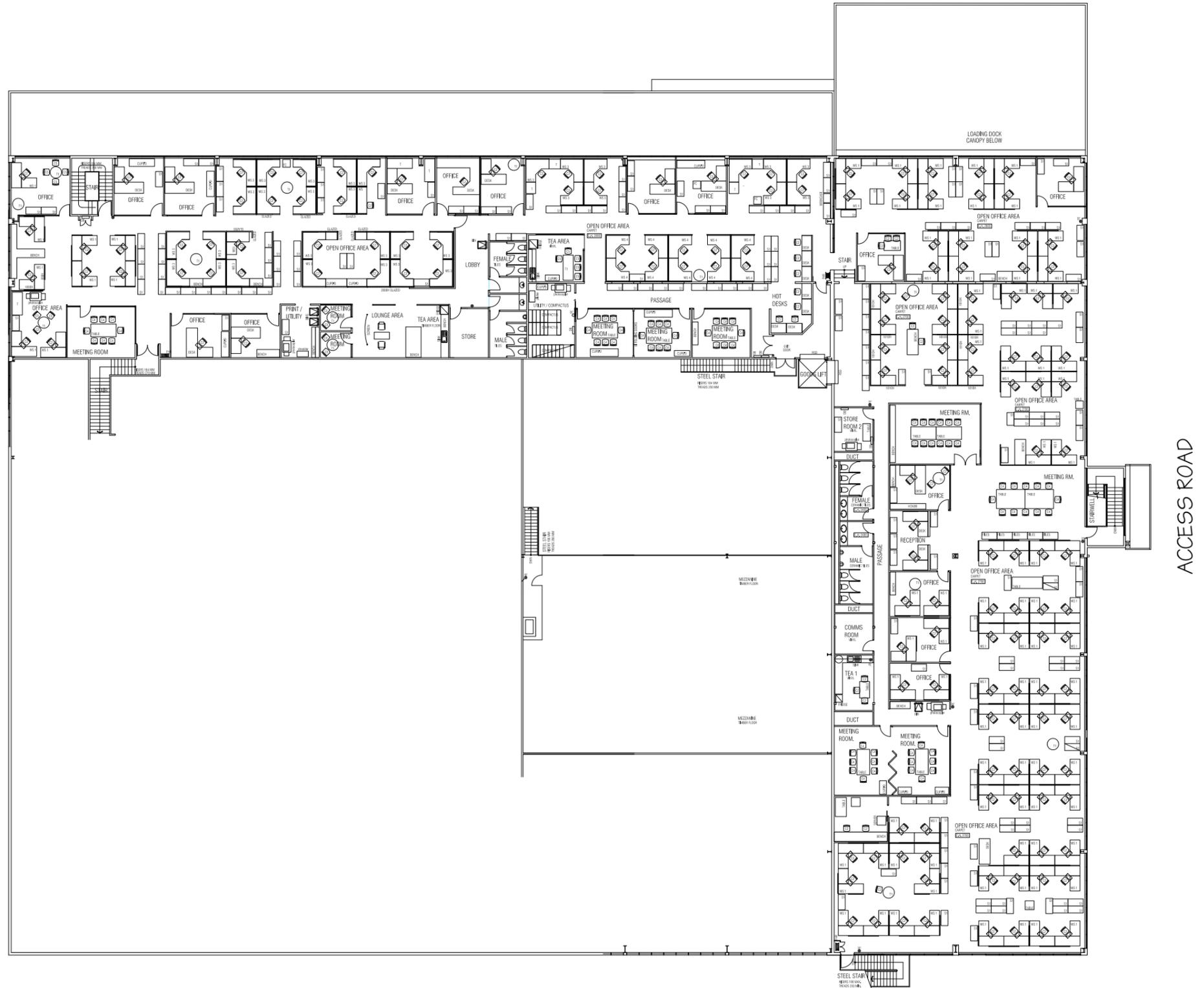
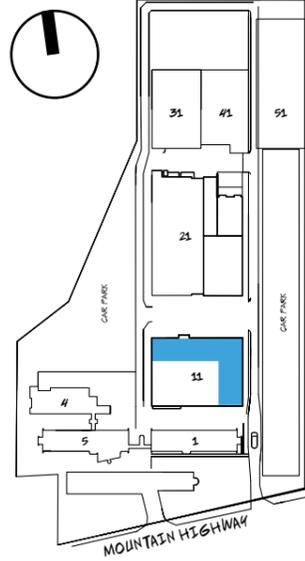
LOCALITY PLAN



BUILDING 11

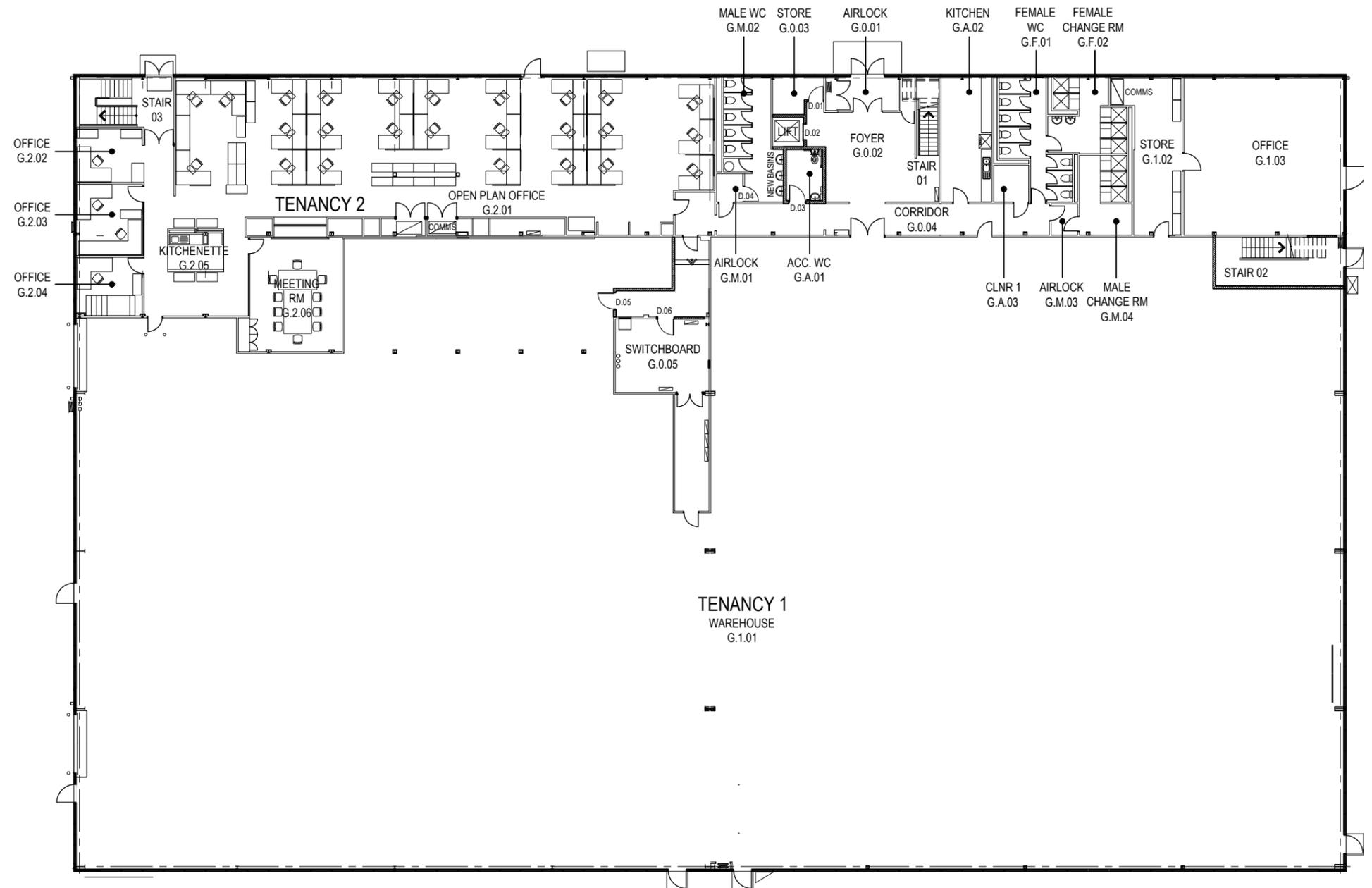
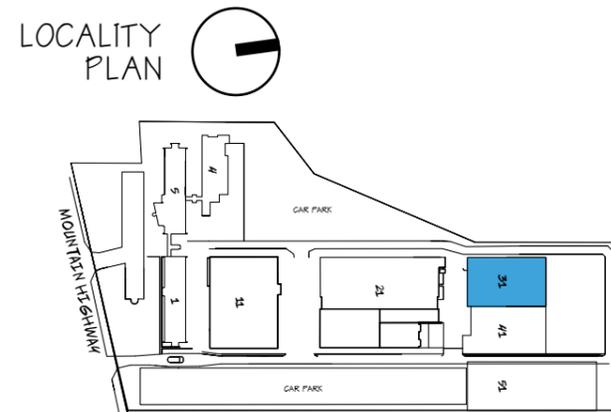
LEVEL 1 - FLOOR PLAN

LOCALITY PLAN



BUILDING 31

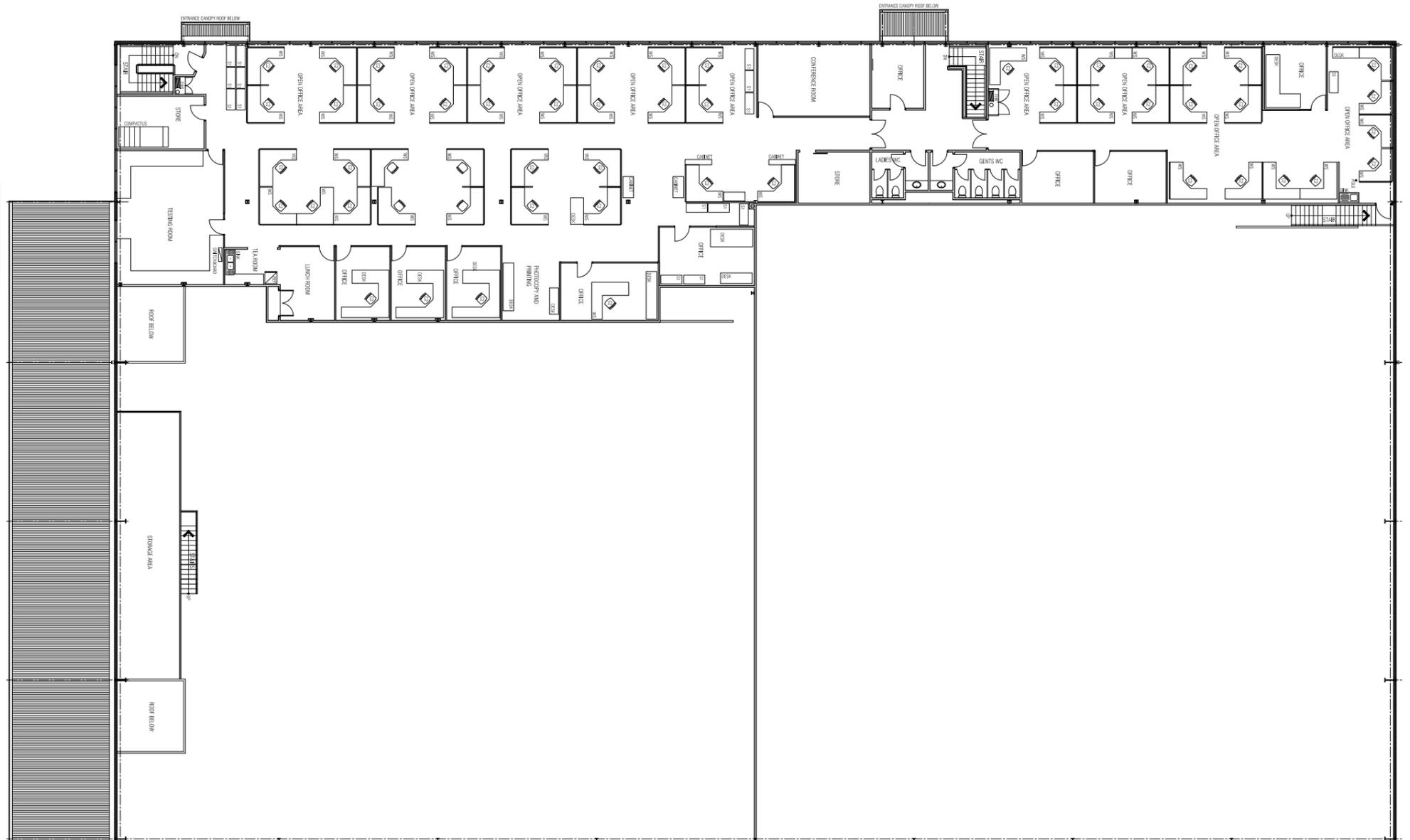
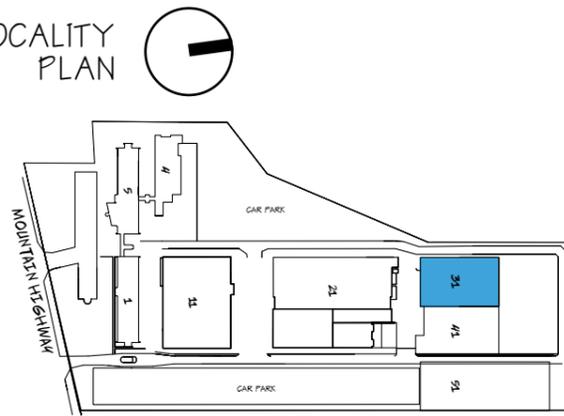
GROUND FLOOR PLAN

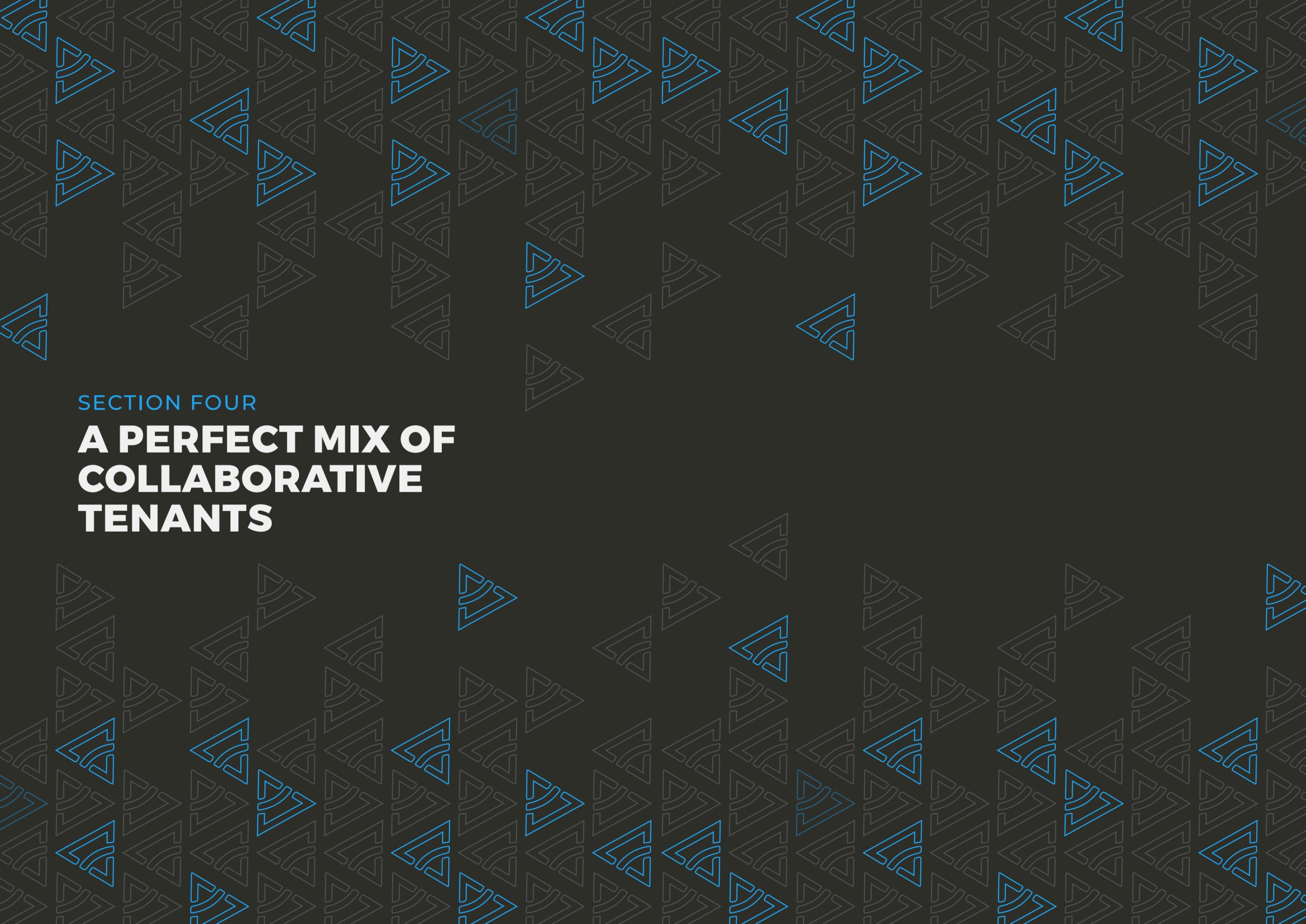


BUILDING 31

LEVEL 1 - FLOOR PLAN

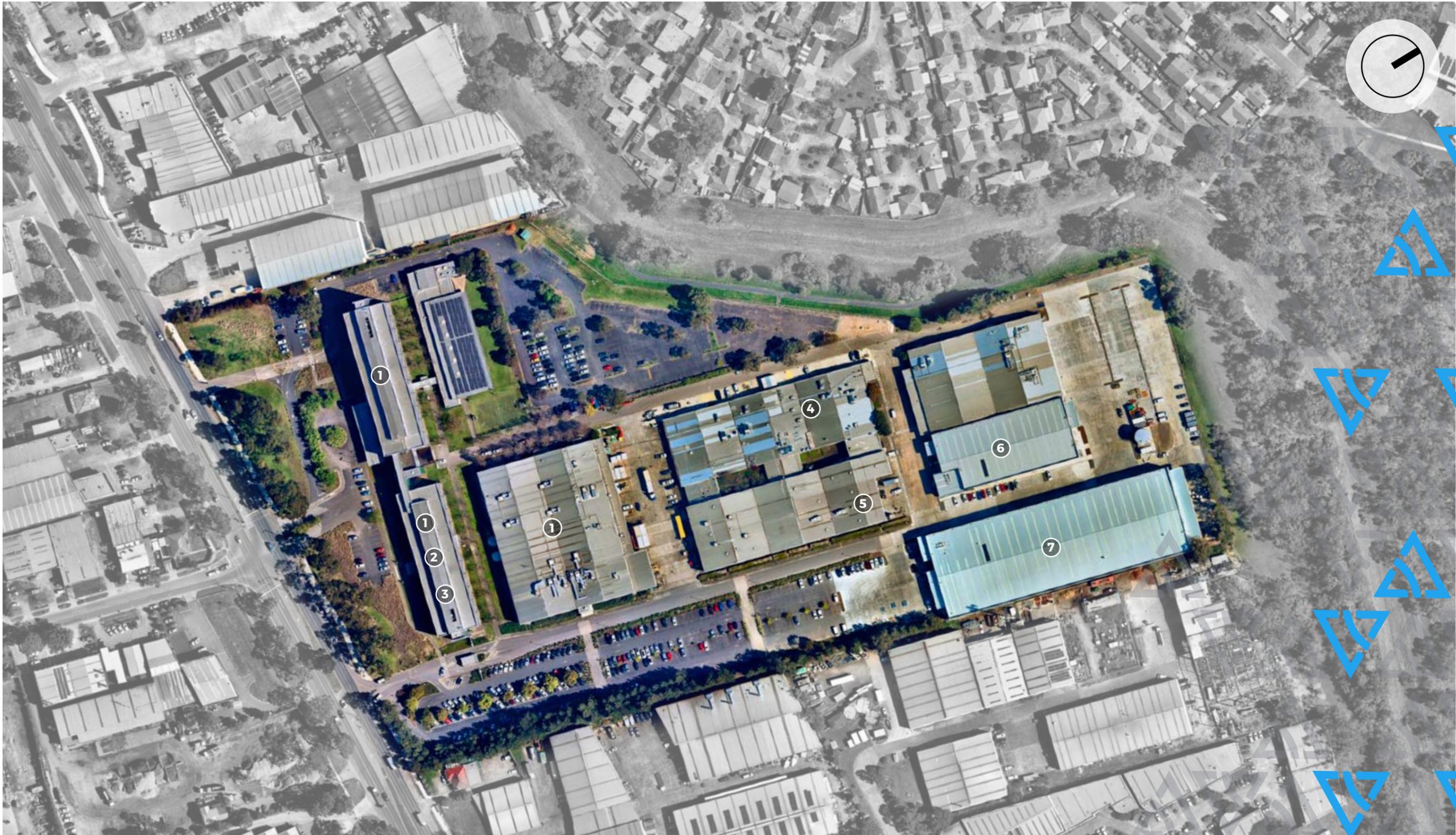
LOCALITY PLAN





SECTION FOUR

A PERFECT MIX OF COLLABORATIVE TENANTS



① **SIEMENS**

③ **DHL**

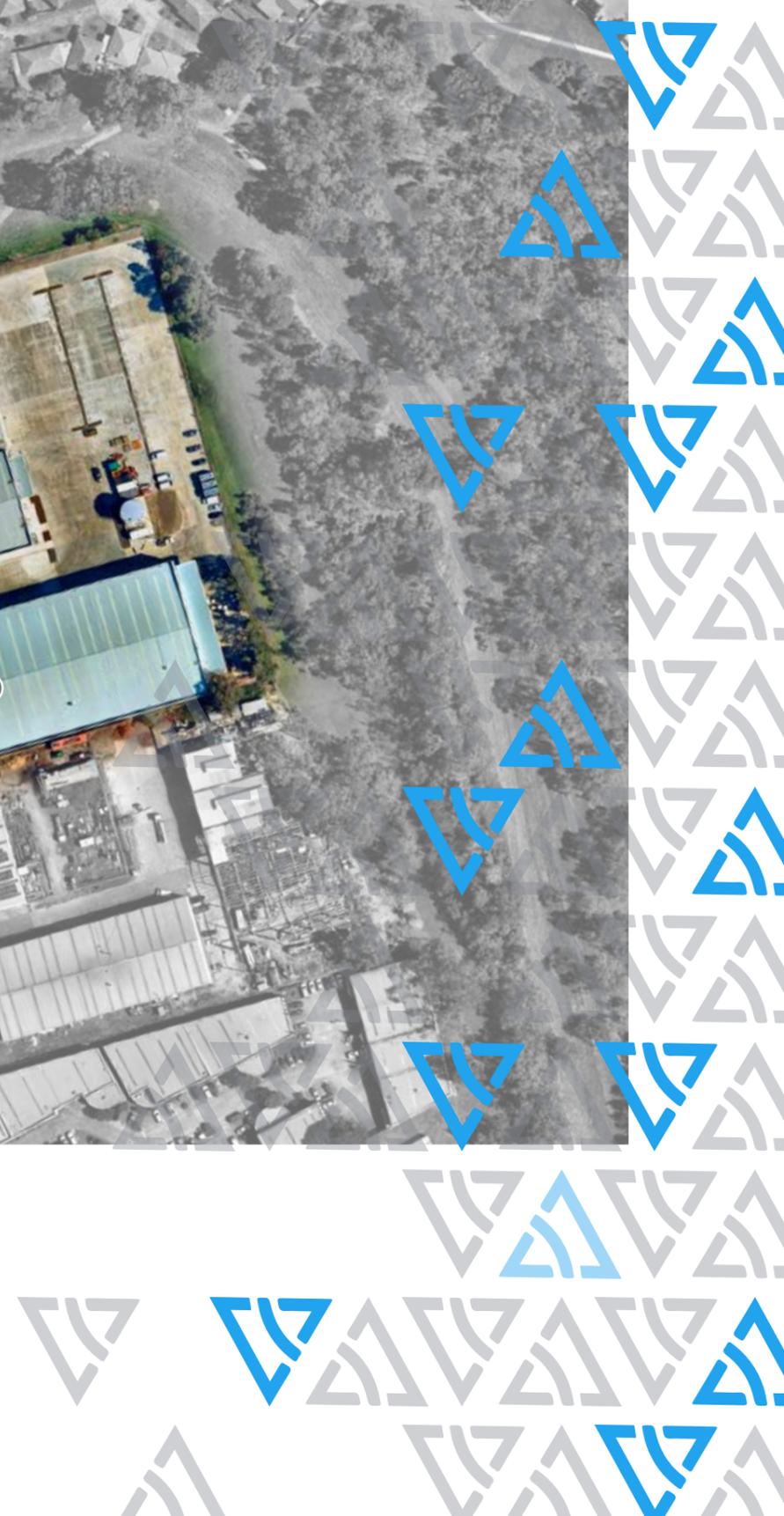
⑤ **FES**

⑦ **MotorOne**

② **MERCK**

④ **Crux Biolabs**

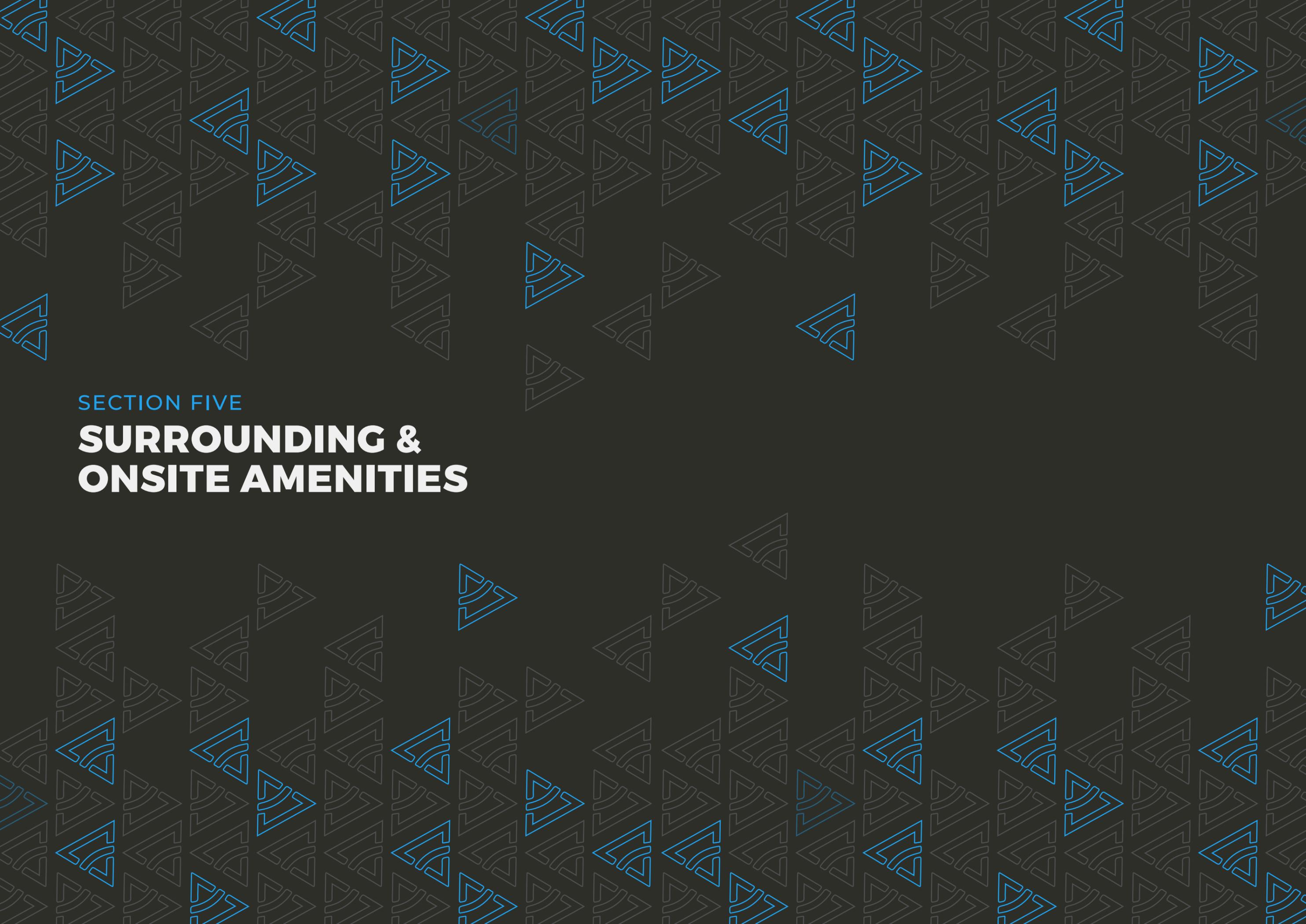
⑥ **EVO EVO POWER**





**YOU'LL BE
SURROUNDED
BY WORLD
CLASS
TENANTS**





SECTION FIVE

**SURROUNDING &
ONSITE AMENITIES**



ONSITE CAFE DINING FACILITIES



HEALTH, RECREATION AND SHOWER FACILITIES



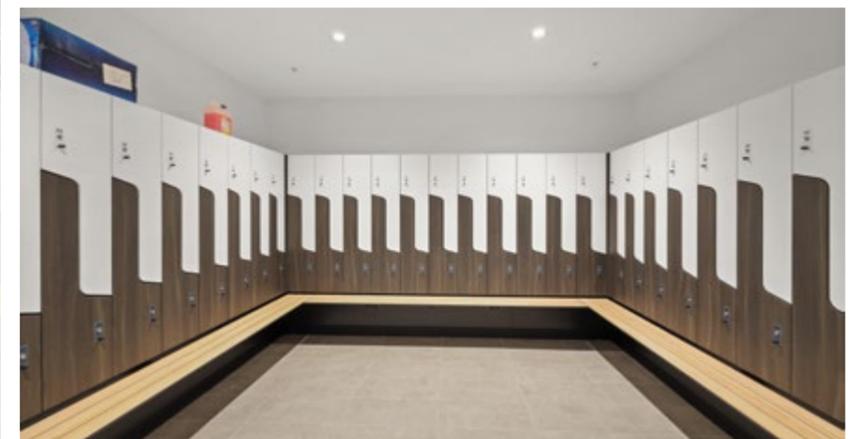
MULTI
PURPOSE
SPORT FIELD

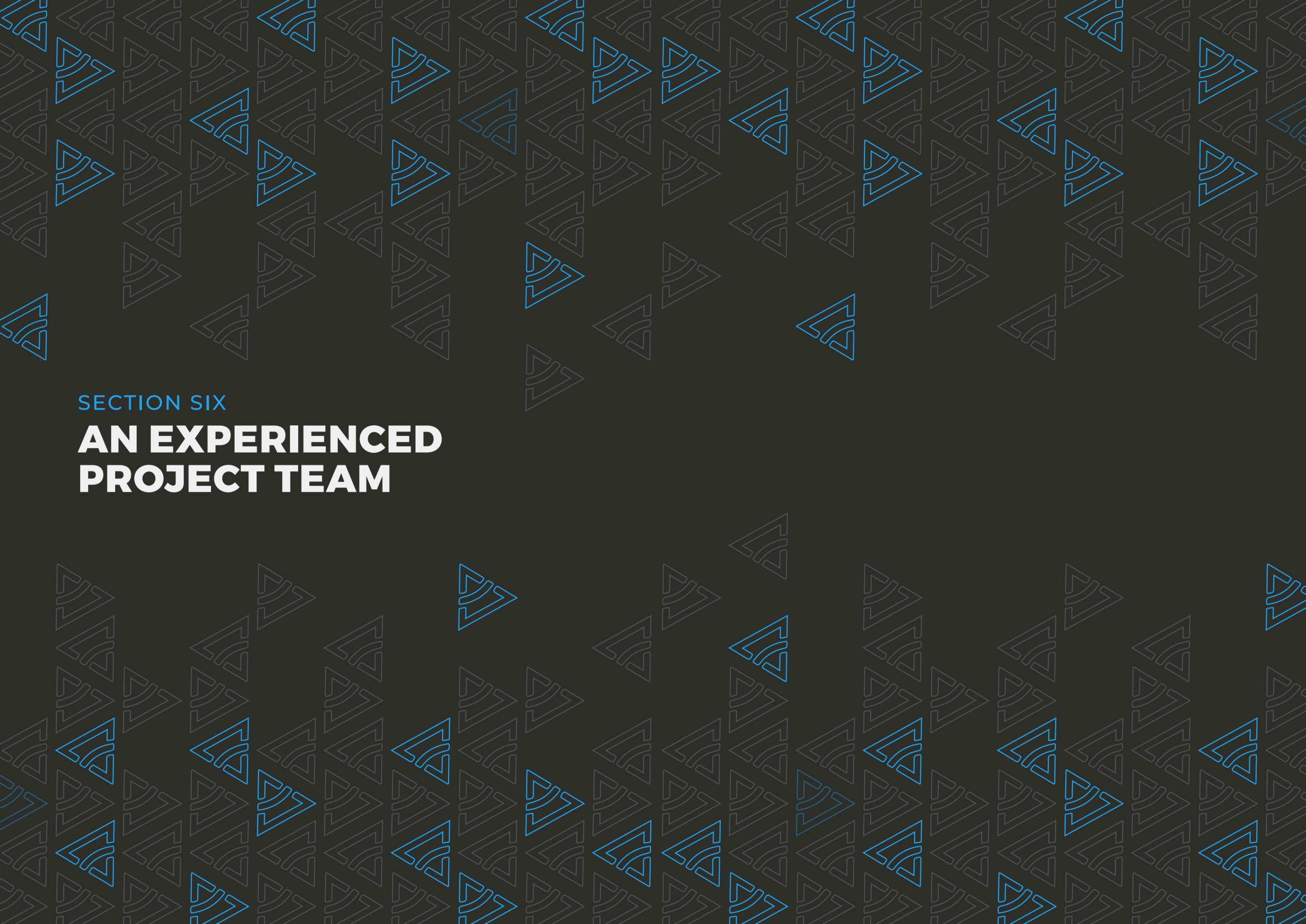


BRAND NEW
EOT FACILITIES



ONSITE CAFE
DINING
FACILITIES





SECTION SIX

**AN EXPERIENCED
PROJECT TEAM**



PROJECT PARTNERS



ENJOY THE SPOILS OF THIS VERSATILE BUSINESS PARK OFFERING KNOWING YOU ARE BACKED BY A TEAM OF HIGHLY EXPERIENCED PARTNERS.

Terre Property Partners (TPP) has a proven track record of successfully developing office and industrial facilities for a variety of users, whilst providing high quality asset management upon completion.

TPP is an established Industrial Property Fund which launched as a joint venture partnership with Straits Real Estate (SRE).

Straits Real Estate is the real estate investment arm of the SGX-listed The Straits Trading Company Limited (SGX:S20).

The Fund owns multiple properties across Australia with a current portfolio value in excess of c. AUD500 million.

TPP is led by a team of experienced property professionals, being responsible for acquisitions, development management and asset management for the Trust's existing and pipeline assets.

EXCLUSIVE LEASING AGENTS

FOR FURTHER INFORMATION ON AVAILABLE LEASING OPTIONS AND FITOUT POSSIBILITIES, PLEASE CONTACT THE EXCLUSIVE LEASING AGENTS.

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MountainHighway

BUSINESS PARK

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