

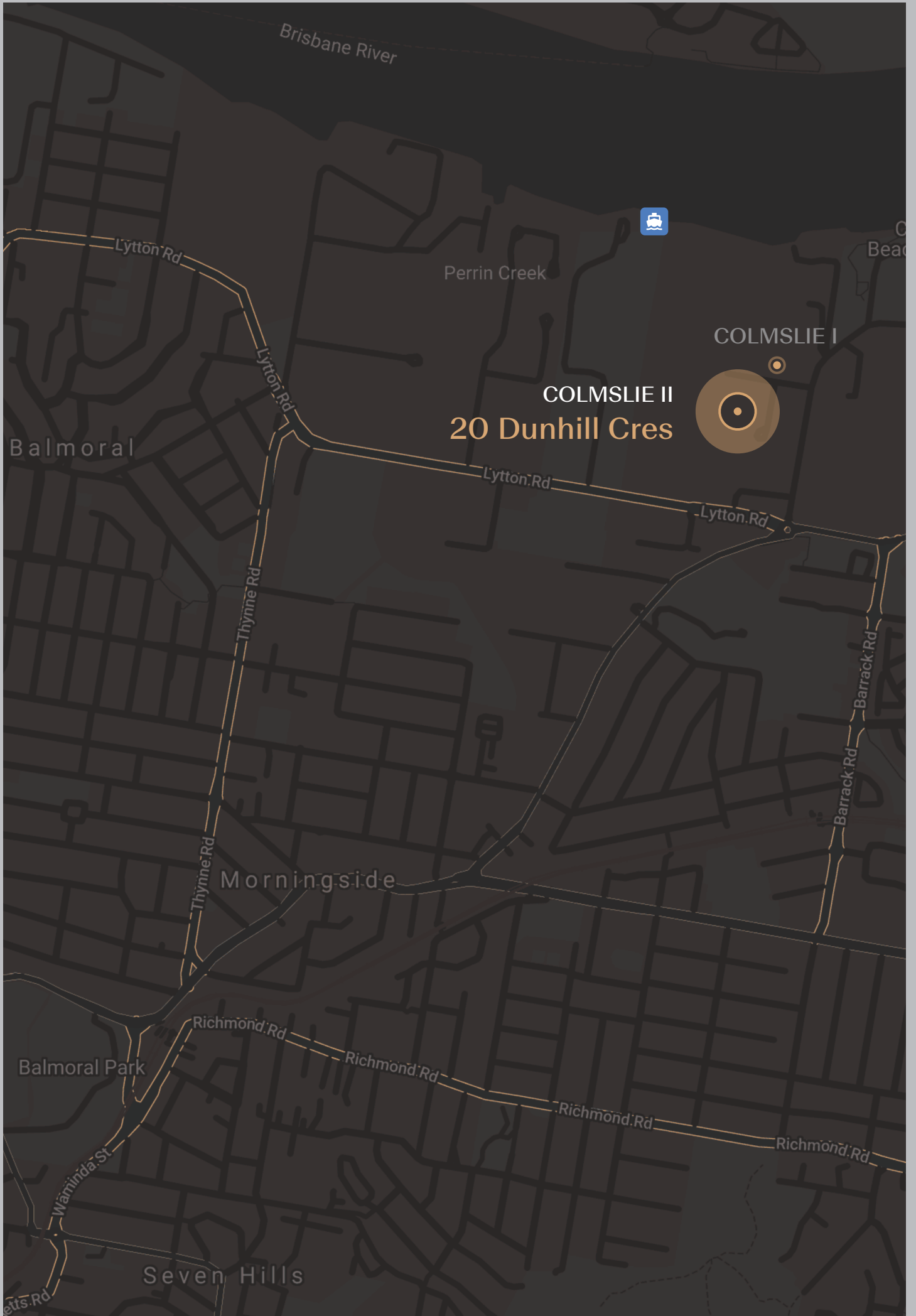
MORNINGSIDE

Multi-Use Premium Corporate Units

Colmslie II

M-SPACE

Now Available for Sale



Brisbane River



Perrin Creek

COLMSLIE I

COLMSLIE II
20 Dunhill Cres

Balmoral

Lyttton Rd

Lyttton Rd

Lyttton Rd

Lyttton Rd

Thynne Rd

Thynne Rd

Morningside

Barrack Rd

Barrack Rd

Richmond Rd

Richmond Rd

Richmond Rd

Richmond Rd

Balmoral Park

Waminda St

Seven Hills

M-Space Colmslie II is the next generation of premium multi-use commercial space for business or pleasure. With a well planned layout, easy access and plentiful parking, M-Space's market-leading corporate, boutique style units are the perfect strata title investment.

Built with idealic location and space in mind.

Thriving growth zone

M-Space Colmslie is ideally located in the newly developed Colmslie Business Park, only 6.5km east of Brisbane's CBD in the thriving inner city suburb of Morningside.

Positioned in a vibrant commercial hub that's close to Bulimba's cosmopolitan Oxford Street, M-Space Colmslie is well connected to the rest of Brisbane and beyond with a major arterial road network and the Gateway Motorway just up the road.





Final product may appear difference to renders

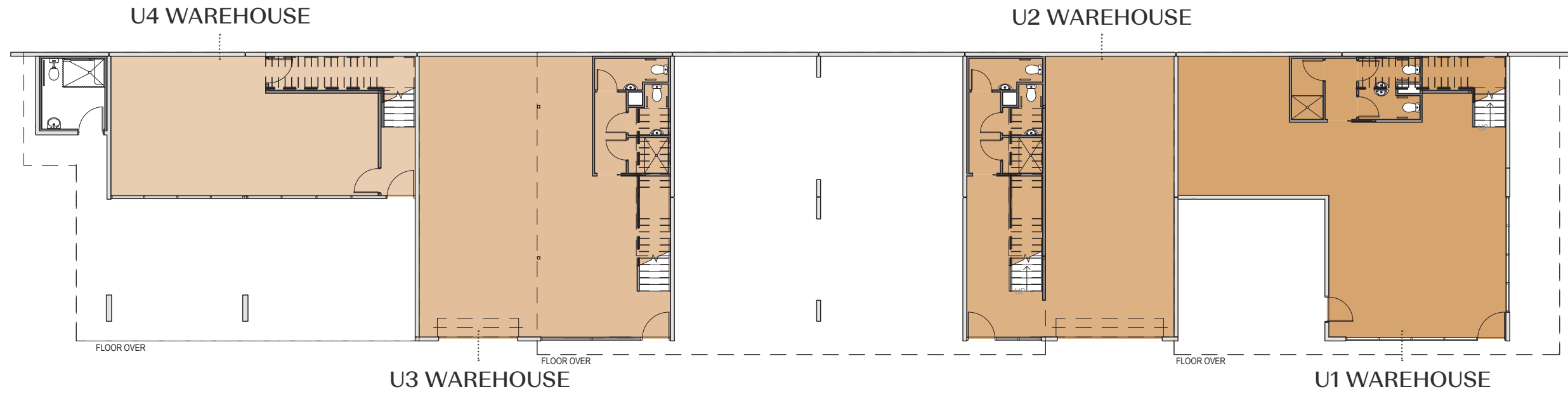


The Offering

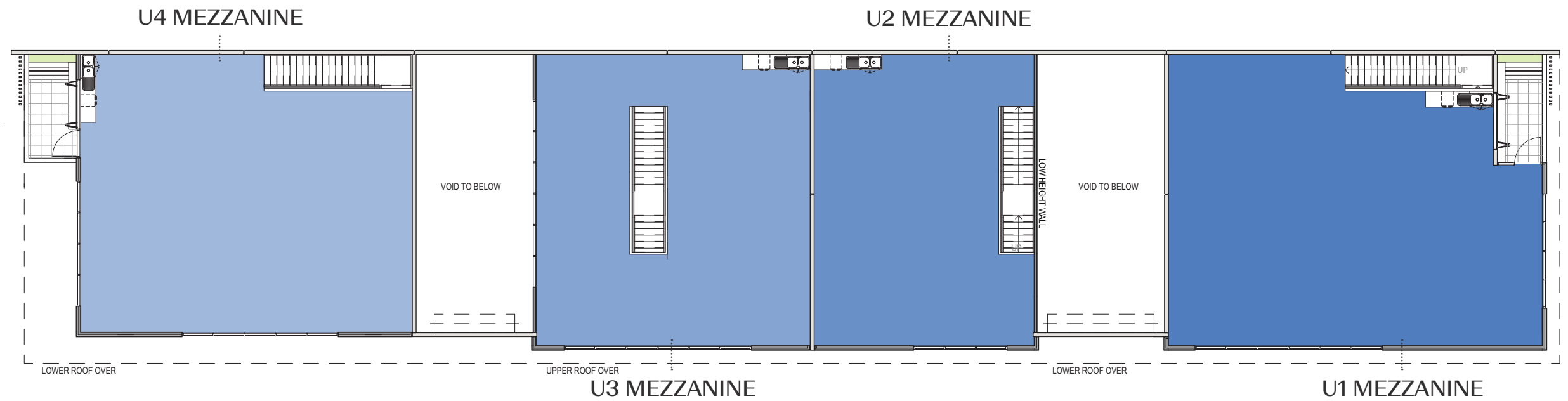
7 unique spaces are available, each designed to suit small to medium sized businesses.

Each unit will feature:

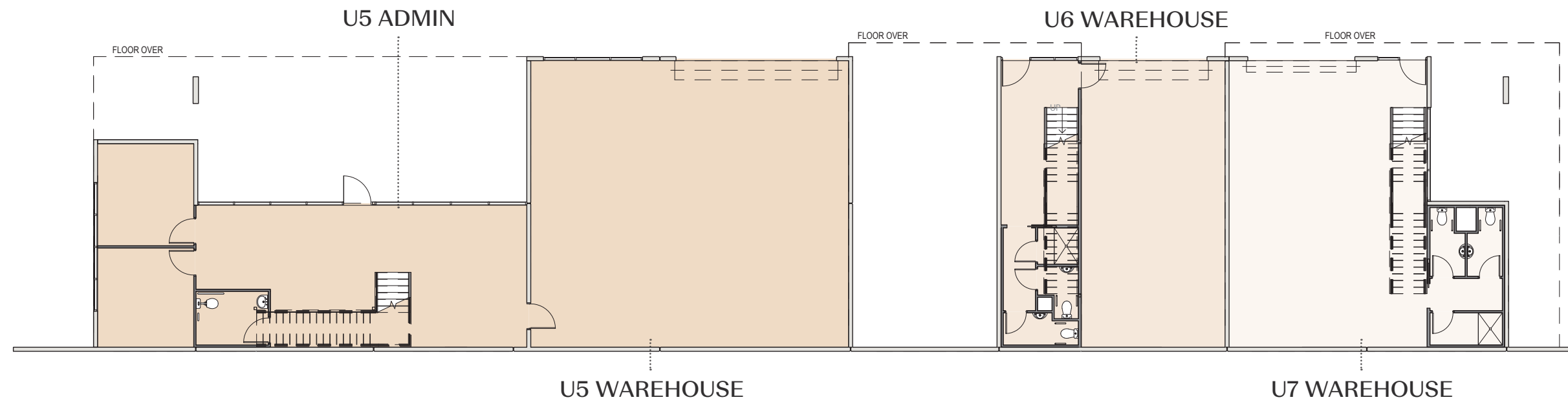
- › Ground floor warehouse / showroom
- › Level 1 office fit-out including air conditioning
- › Great natural light to both office and warehouse in each unit
- › Exclusive external parking on title minimum 4 cars)
- › Dual entry with glazing and roller shutter access
- › Kitchenette and amenities in each unit
- › Male and female bathroom / toilet in each unit
- › Pre-commitment optionality for fit-outs and finishes



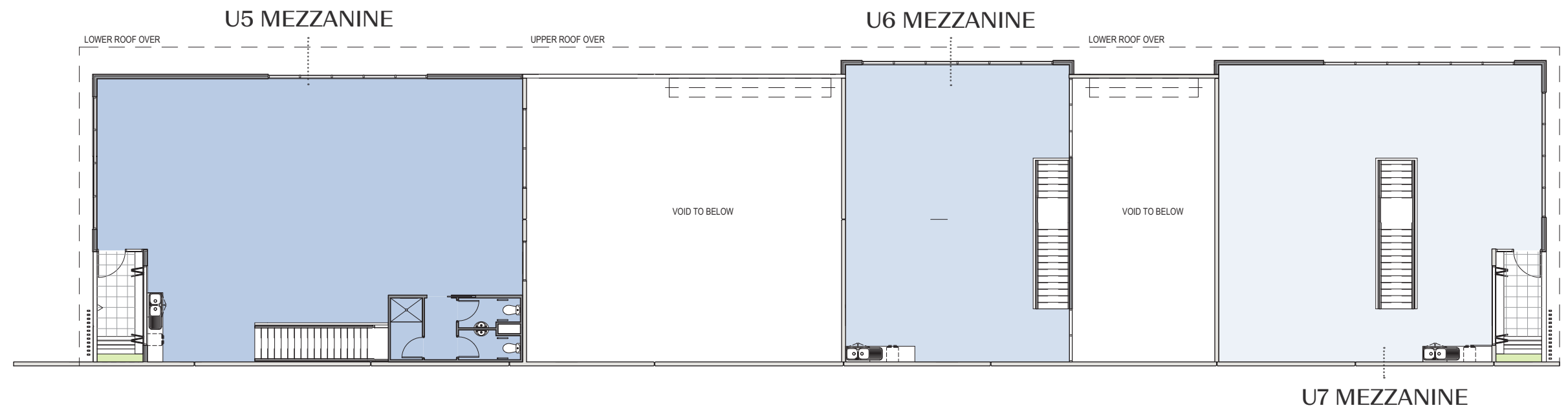
Ground Floor



First Floor



Ground Floor



First Floor

Mezzanine

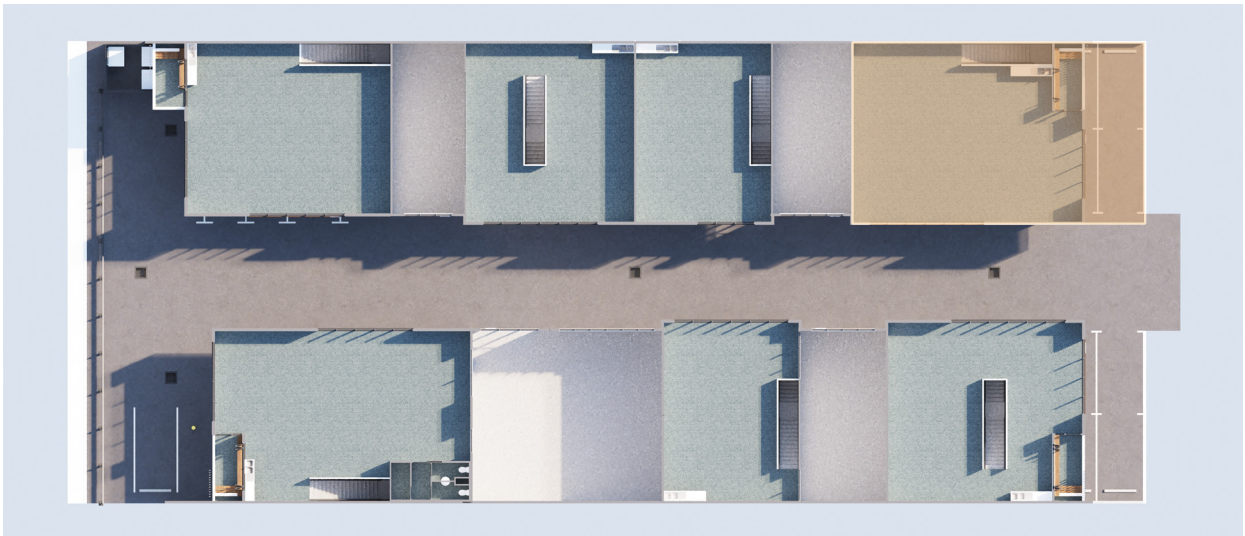
152m²



2 Covered
Car Spaces

Warehouse
109m²

4 External
Car Spaces



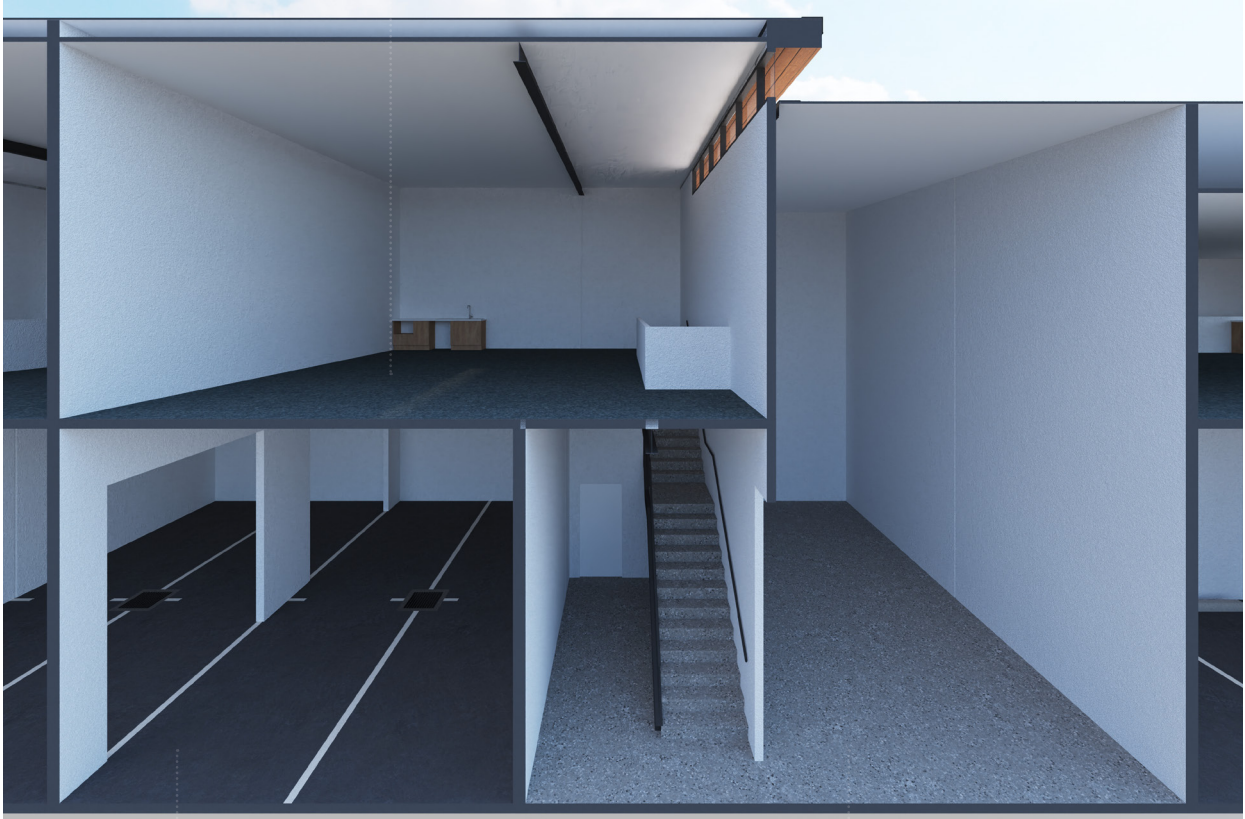
Total Floor Area = 262m²

Ground = 109m² / First Floor = 152m²

UNIT 1

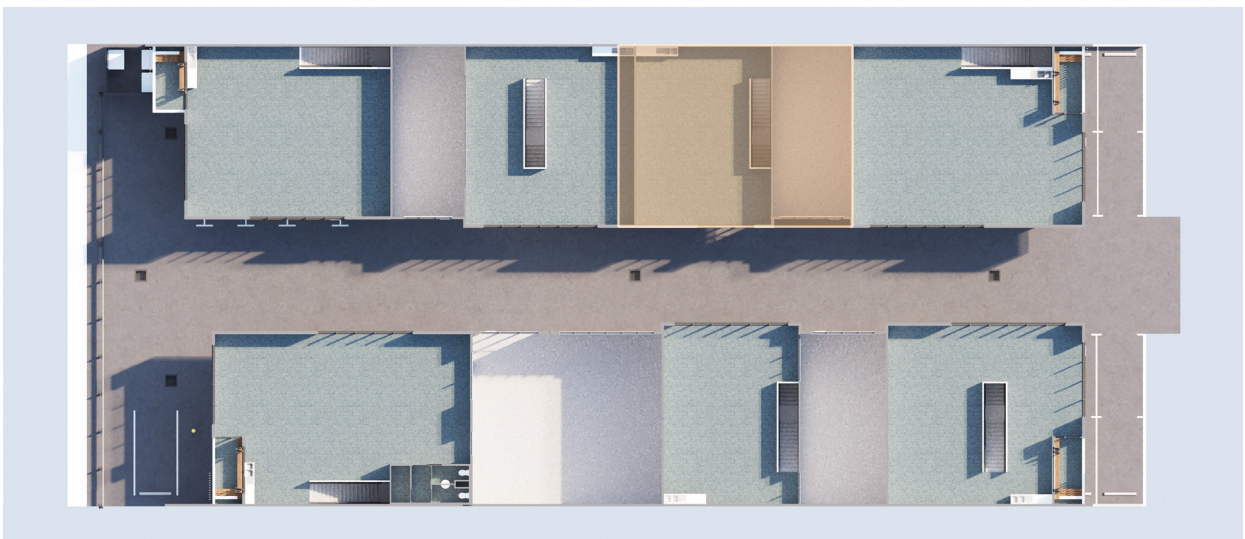
Mezzanine

92m²



4 Covered
Car Spaces

Warehouse
90m²



Total Floor Area = 181m²

Ground = 90m² / First Floor = 92m²

UNIT 2

Mezzanine

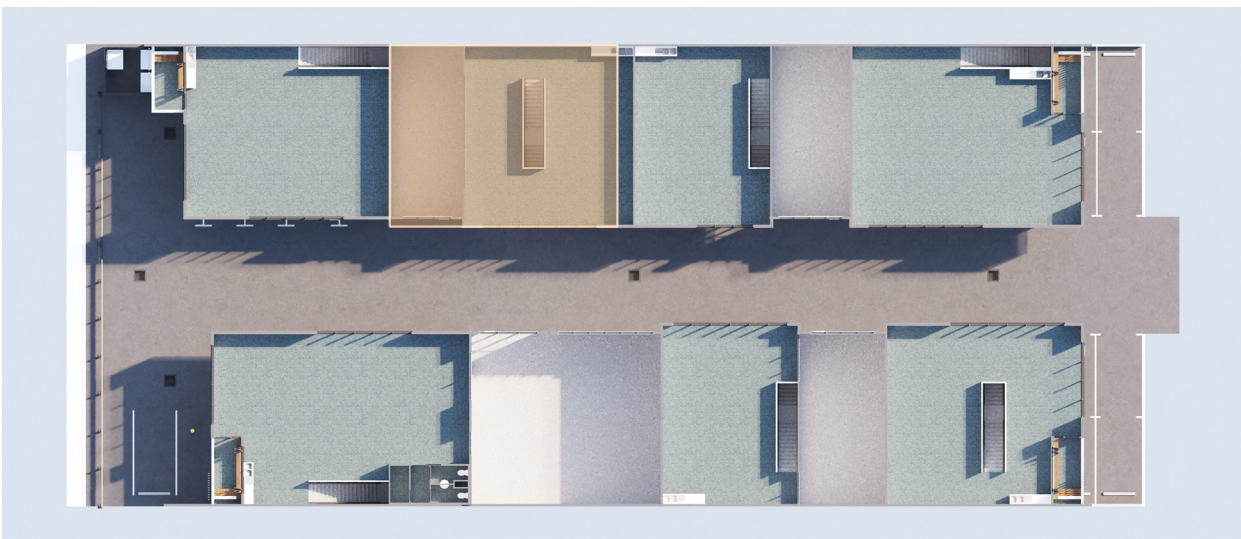
116m²



Warehouse

108m²

4 Covered
Car Spaces



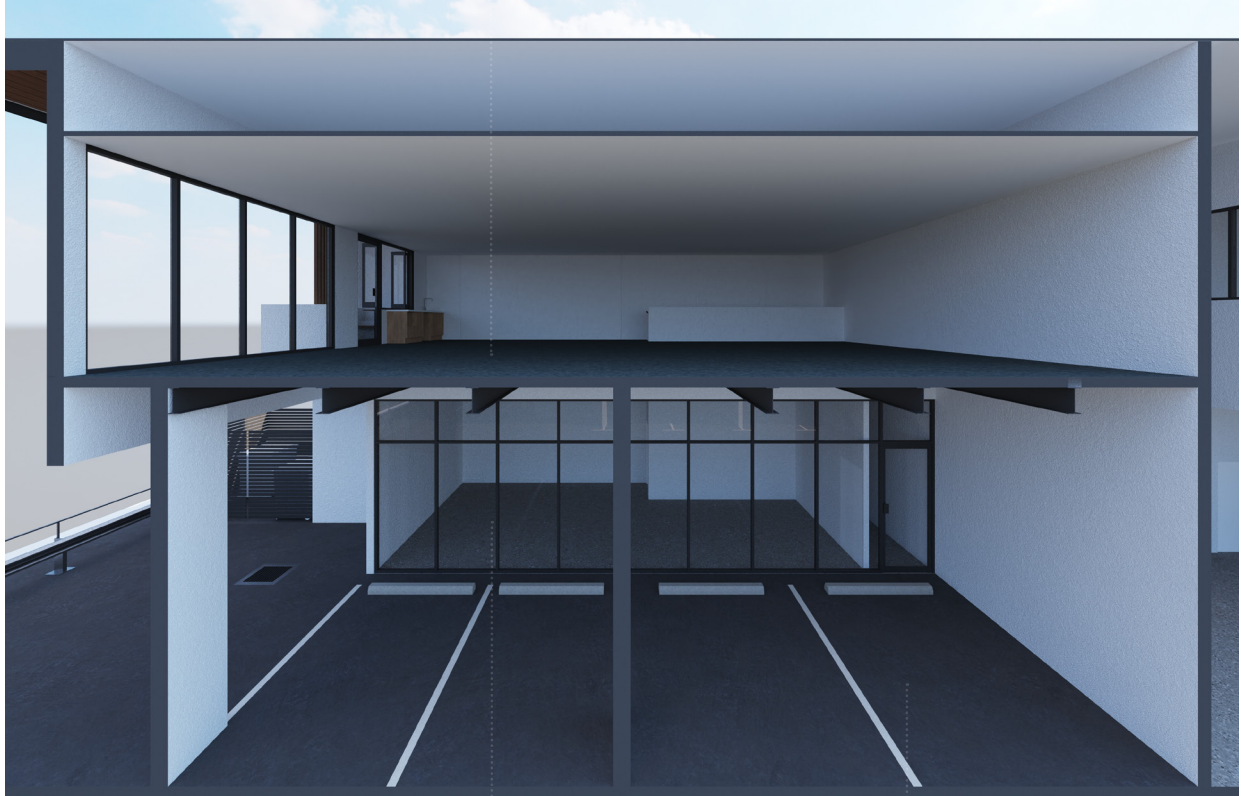
Total Floor Area = 224m²

Ground = 108m² / First Floor = 116m²

UNIT 3

Mezzanine

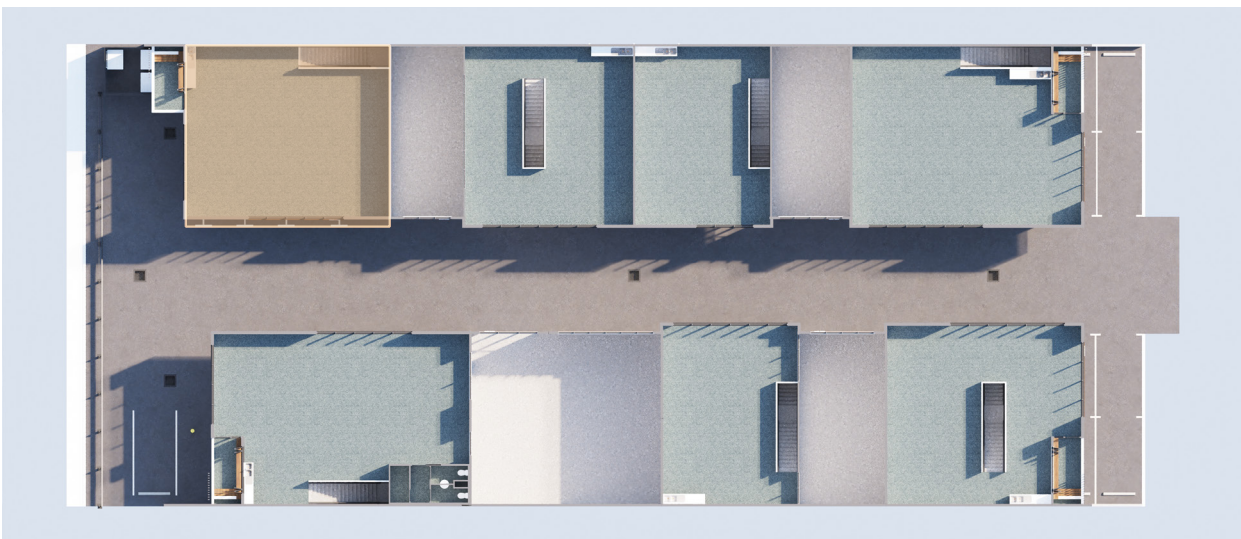
135m²



Warehouse

66m²

4 Covered
Car Spaces



Total Floor Area = 201m²

Ground = 66m² / First Floor = 135m²

UNIT 4

Mezzanine

164m²



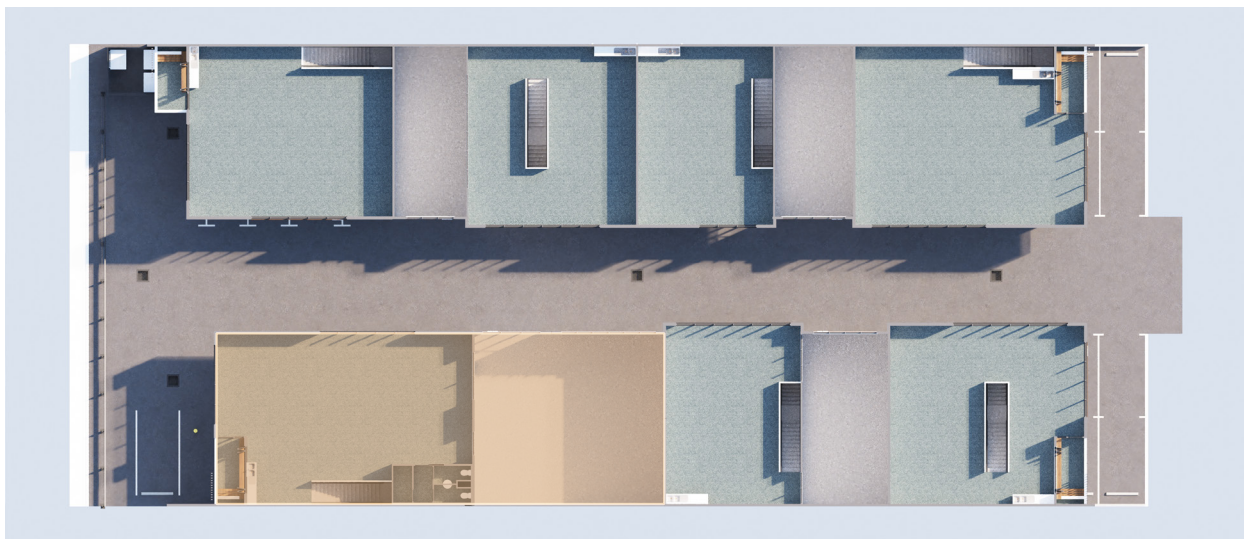
Warehouse

134m²

4 Covered
Car Spaces

Administration

100m²



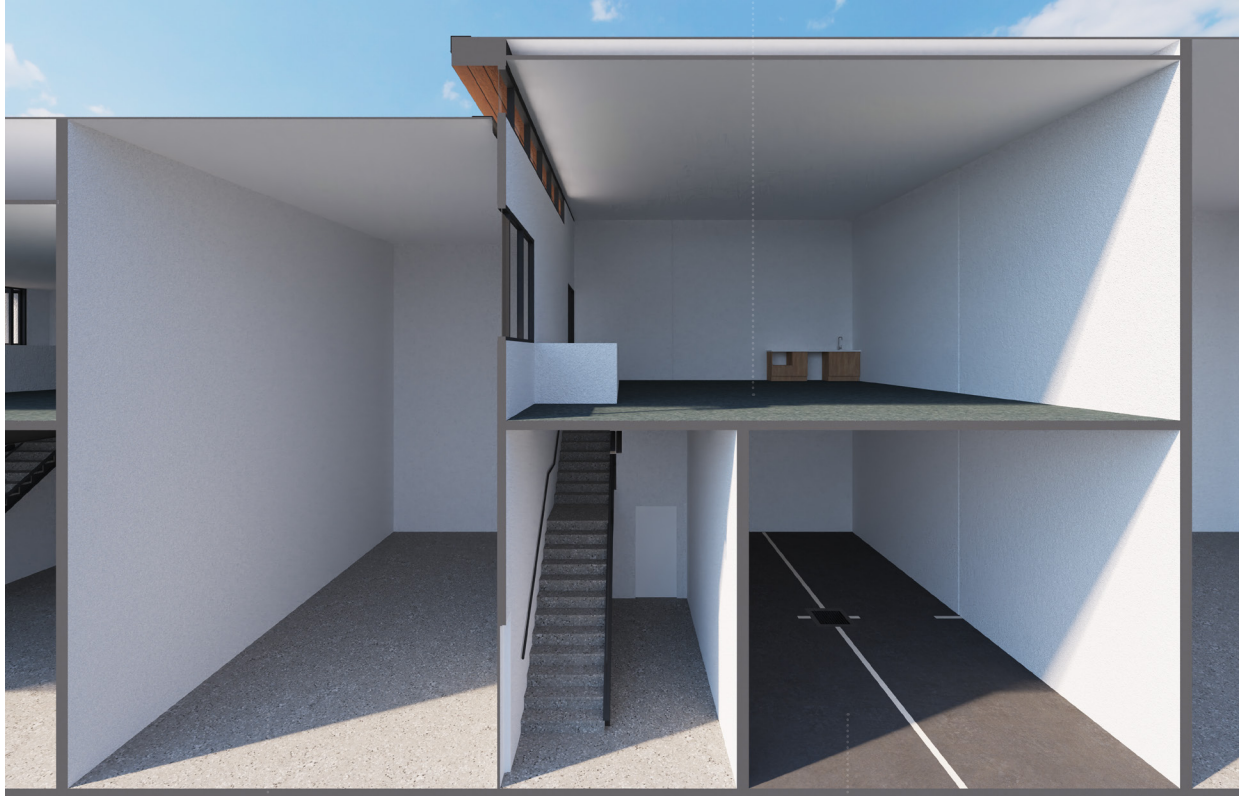
Total Floor Area = 397m²

Ground = 234m² / First Floor = 164m²

UNIT 5

Mezzanine

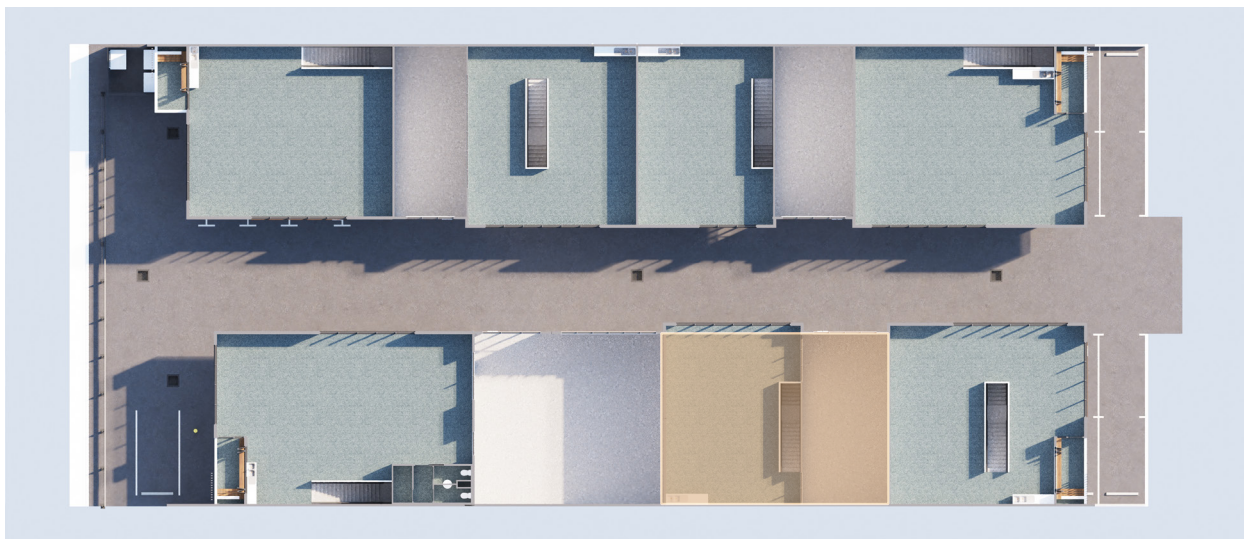
92m²



Warehouse

95m²

4 Covered
Car Spaces



Total Floor Area = 187m²

Ground = 95m² / First Floor = 92m²

UNIT 6

Mezzanine

127m²



4 External
Car Spaces

1 Covered
Car Space

Warehouse
100m²



Total Floor Area = 228m²

Ground = 100m² / First Floor = 127m²

UNIT 7

Your own affordable
business space in
the heart of Brisbane

Unit Summary

Unit	Ground Floor Area (m ²)	Mezzanine Area (m ²)	Total Area (m ²)	Cars
1	109	152	262	6
2	90	92	181	4
3	108	116	224	4
4	66	135	201	4
5	234	164	397	4
6	95	92	187	4
7	100	127	228	5

Finished Office Includes

Mezzanine: Carpet floor, plaster ceiling and air-conditioning.

Kitchenette Inclusions

- › Stainless steel sink
- › Laminated base and wall units
- › Laminated bench top
- › Tiled splashback
- › Hotwater system 50L
- › Vinyl flooring to kitchenette area
- › 600mm wide fridge space



Pre-commitment Upgrade Options

Finishes

Upgrade from standard finishes to 2 pac cabinetry, stone bench tops, coloured tapware, Zip Tap, antique mirror or other glass splash-back

Layout

Standard inclusions allow for a fridge, microwave, large sink and storage. Upgrades include dishwashers, dish drawers, display fridges and extra bench space

Location

M-Space kitchenettes are typically located near the amenities however this can be tailored to suit. Additional kitchenettes can be added where needed

Bathroom Inclusions

- › 90mm thick stud walls, clad with flush finished plasterboard
- › Flush panel door to W.C with alloy door furniture
- › Laminated vanity unit and benchtop
- › Commercial grade sanitary fittings
- › Plasterboard lined ceiling with painted finish
- › Tiled floor, splashback and shower recess
- › Vanity mirror

Pre-commitment Upgrade Options

Wall Finishing

Select from full wall tiles, floor only or a combination of both

Tiles

Choose from a wide range of tiles for the desired finish of your bathroom

Tapware

Multiple tapware options available

Layout

All units come with a standard separate male and female toilet, and shower downstairs for end of trip facilities. Location, layout and number of amenities can be adjusted to suit



Mezzanine Inclusions

- › Mezzanines are to be concrete condeck construction with 5kpa live load rating
- › Stairs are to be constructed with powder coated steel stringers and kwila timber treads
- › Stainless steel handrails and balustrades



Pre-commitment Upgrade Options

Flooring

Choose from a variety of carpet tiles, acoustic vinyl or engineered hardwood flooring for your desired office look

Wall Paint

Select from a range of colour finishes

Lighting

M-Space can add feature pieces, change lighting hardware or increase the provision of lighting to meet your needs

Office Inclusions

- › 90mm thick stud walls, clad with flush finished plasterboard (interior walls)
- › Plasterboard lined ceiling with painted finish
- › Painted finish to walls
- › Carpet tiles to floor
- › Ceiling-mounted LED lighting
- › 12-20kw ducted reverse cycle airconditioning
- › General power outlets
- › NBN

Interior Inclusions

Warehouse / Showroom

- › Internal surfaces natural finish (underside of roof, internal walls and floors)
- › Reinforced trowelled finish concrete floor to warehouses.
- › Polished concrete floors to designated showrooms

Electrical

- › Three phase power supply and internal wiring.
- › Conduits installed to allow 3 phase supply
- › 315amp site supply
- › Individual unit metering
- › High bay LED lighting to warehouses



Minimum Ceiling Headroom

7.0m minimum clearance to roof purlin in warehouses | 3.0m minimum clearance to mezzanines
2.7m minimum ceilings in upstairs office

Exterior Inclusions

External Wall & Cladding

- › Precast reinforced concrete structural walls, paint finish externally
- › Colorbond metal sheeting and Knotwood aluminium features

Roof

- › Steel structured roof
- › Profiled steel roof deck, metal capping with eaves gutters
- › External structural steel awnings with steel roofing
- › Knotwood "Spotted Gum" feature aluminium soffits

Doors & Windows

- › 3.5 - 4.5m high Colorbond automated roller door or similar
- › Metal framed glazed entry door and sidelight. Solid core doors optional
- › Metal framed glass windows

Other External Features

Reinforced concrete roads and car parks

Car parks line marked and wheelstopped

Irrigated low maintenance landscaping featuring Australian Natives with a natural boulder retaining wall

Irrigated Green Walls to unit frontages to soften tilt slab extent



Expression of Interest

Please Fill Out Below

Unit 20 Dunhill Cres, Morningside

PURCHASING ENTITY	
ABN / ACN (IF CORPORATION)	
CONTACT NAME	
ADDRESS	
PHONE / FAX / MOBILE	
EMAIL	
PROPOSED PURCHASE PRICE (EXCL. GST)	\$
DEPOSIT	\$1,000 initial holding deposit payable upon signing this EOI form
10% OF PURCHASE PRICE PAYABLE UPON SIGNING OF CONTRACT	
PROPOSED SETTLEMENT DATE	14 days after titles have been issued
SPECIAL CONDITIONS	
CUSTOM FIT OUT INCLUSIONS (PLEASE CIRCLE)	kitchenette bathroom office showroom
PURCHASERS SOLICITOR (NAME)	
COMPANY	
ADDRESS	
PHONE / FAX	
EMAIL	
SIGNATURE	
DATE	

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