

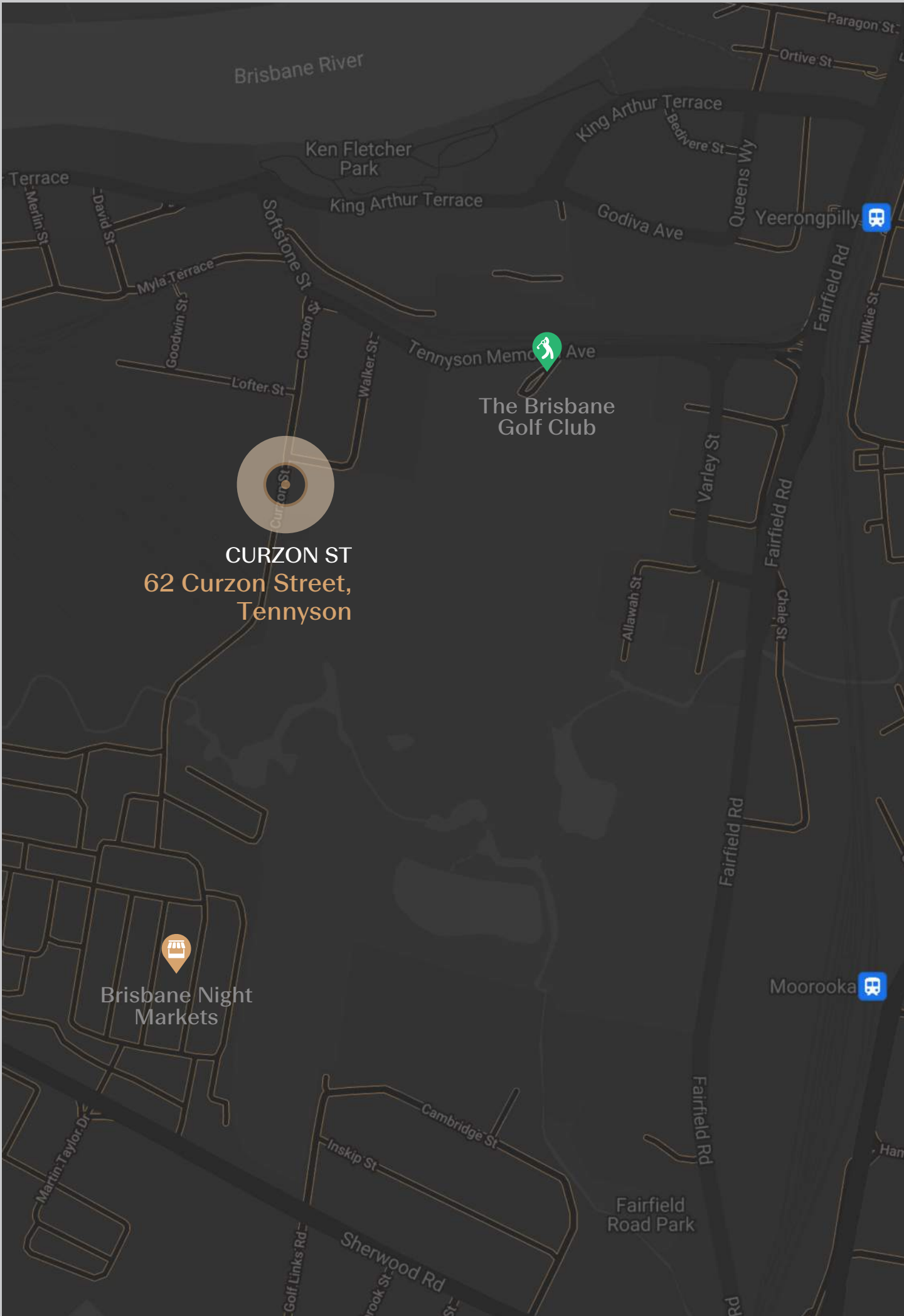
TENNYSON

Multi-Use Premium Corporate Units

Tennyson
M-SPACE

T6

Now Available for Sale



CURZON ST
62 Curzon Street,
Tennyson

The Brisbane
Golf Club

Brisbane Night
Markets

Moorooka

Brisbane River

Ken Fletcher
Park

King Arthur Terrace

King Arthur Terrace

Godiva Ave

Yeerongpilly

Tennyson Memorial
Ave

Varley St

Fairfield Rd

Allawah St

Fairfield Rd

Chale St

Fairfield Rd

Fairfield
Road Park

Sherwood Rd

Cambridge St

Inskip St

Golf Links Rd

Moorooka St

St

Paragon St

Ortive St

Bedivere St

Queens Wy

Terrace

Main St

David St

Myla Terrace

Goodwin St

Lofter St

Softstone St

Curzon St

Walker St

Fairfield Rd

Wilkie St



M-Space Tennyson 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 Tennyson is ideally located within 7km of the Brisbane CBD in the thriving city suburb of Tennyson. Tennyson has a well established industrial precinct that features very low turnover. This rare instance of land creation is a once in a decade opportunity.

The site is positioned at the back of one of Australia's Top 100 golf courses; The Brisbane Golf Club. The Queensland Tennis Centre, Brisbane River Cycle Loop, Bus station and Yeerongpilly Rail Station are only a five minute walk away.





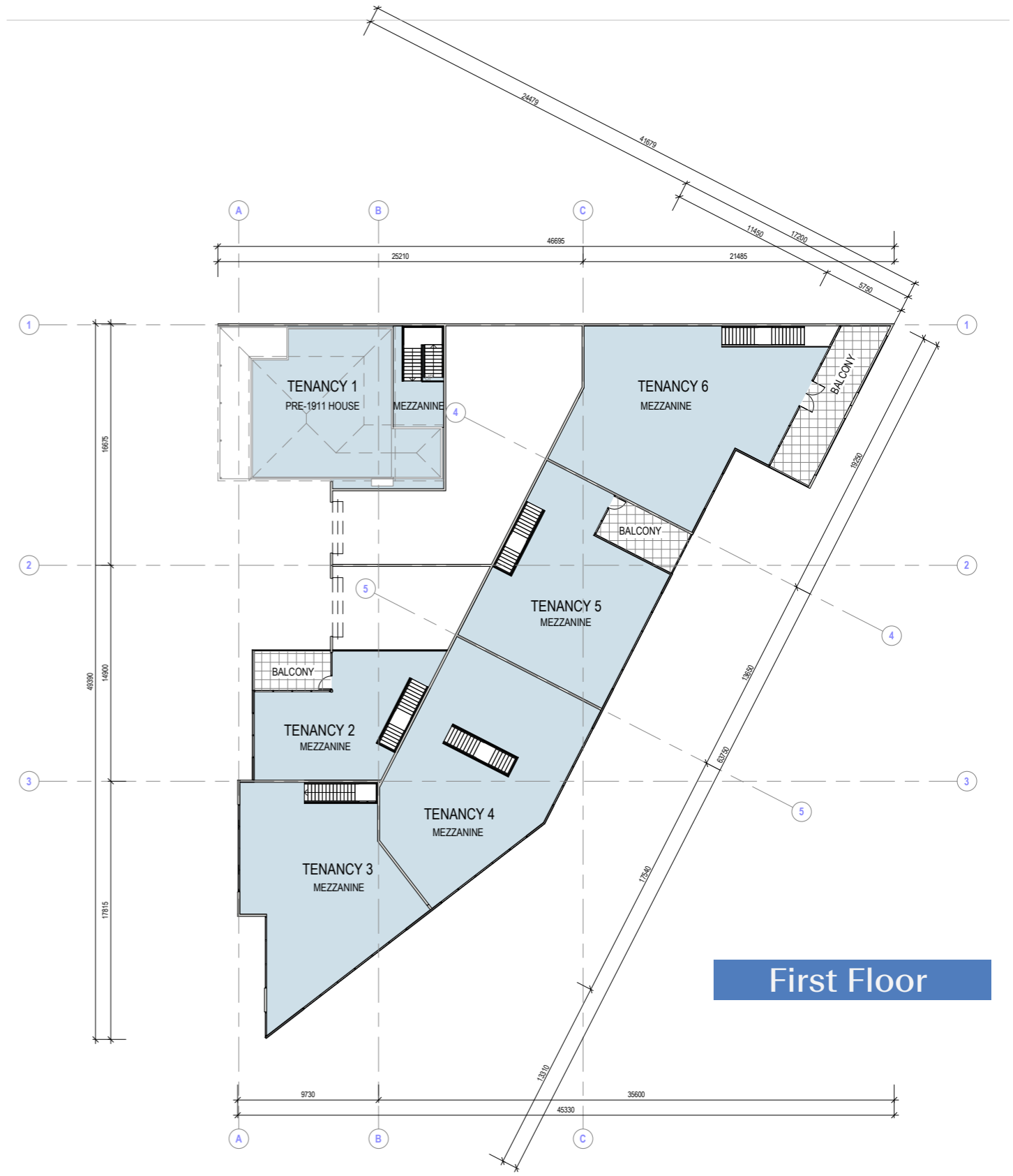


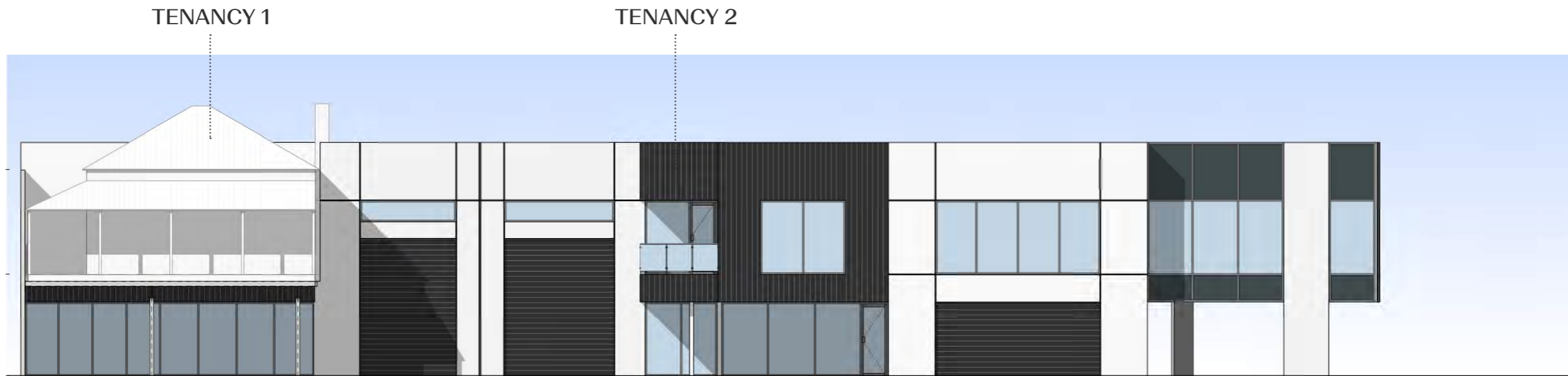
The Offering

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

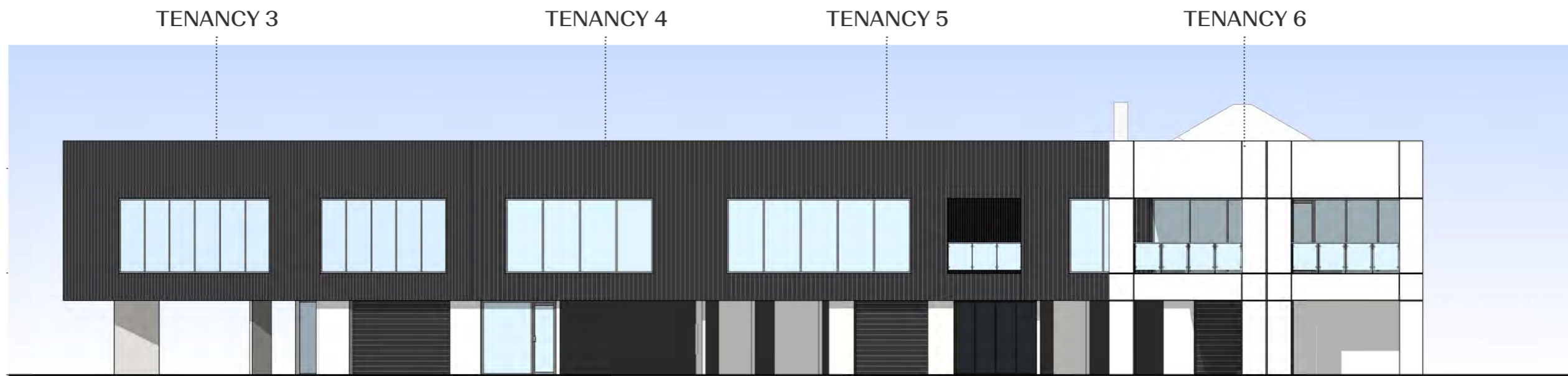
Each unit will feature:

- › Ground floor warehouse / showroom
- › First Floor office fit out including air conditioning
- › Great natural light to both office and warehouse in each unit
- › Exclusive external parking on title minimum 3 cars
- › Dual entry with glazing and roller shutter access
- › Kitchenette and amenities in each unit
- › Male and female bathrooms with separate shower in each unit
- › Pre-commitment optionality for fit-outs and finishes





Curzon St Elevation



East Elevation

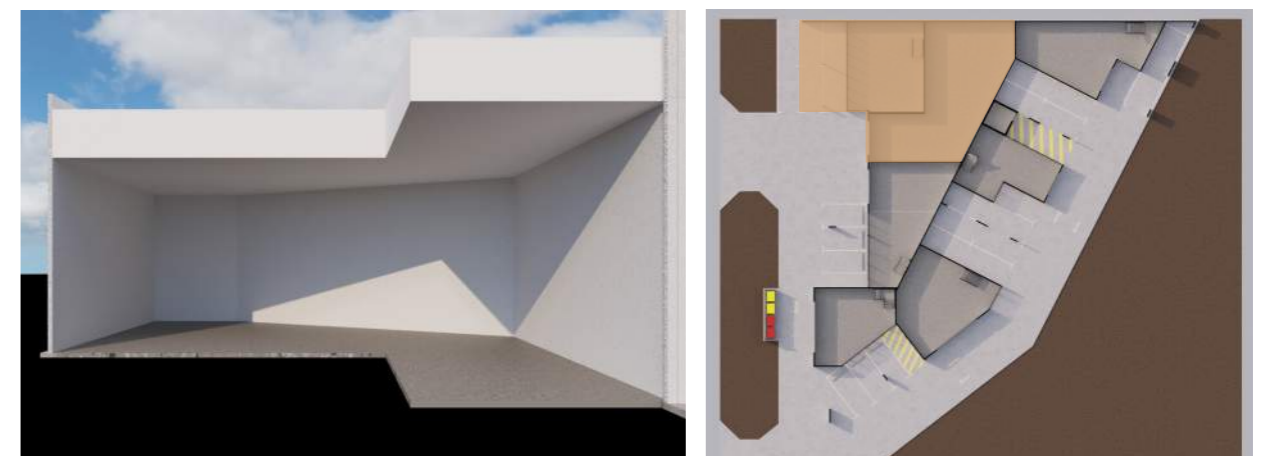


6 Car Spaces
(2 Undercover)

Pre-1911 House

Unique custom office in the form of a renovated Pre-1911 house. One of the only original survivors from the area converted into a spacious modern office with heritage charm.

- 】 Classic pyramid roof Queenslander
- 】 Chamfer boarding cladding
- 】 Private veranda with new balustrade
- 】 Hardwood floors
- 】 New glazing
- 】 Open plan layout with high ceilings
- 】 Modern amenities
- 】 Direct access to 162sqm, 7mtr high warehouse
- 】 118sqm office / showroom underneath



Total Floor Area = 432m²
Ground = 280m² / First Floor = 152m²

TENANCY 1

First Floor

94m²



Warehouse

110m²

5 Car Spaces
(3 Undercover)



Total Floor Area = 204m²

Ground = 110m² / First Floor = 94m²

TENANCY 2

First Floor

140m²



Warehouse

75m²

3 Covered
Car Spaces



Total Floor Area = 215m²

Ground = 75m² / First Floor = 140m²

TENANCY 3

First Floor

160m²



Warehouse

100m²

4 Covered
Car Spaces



Total Floor Area = 260m²

Ground = 100m² / First Floor = 160m²

TENANCY 4

First Floor

148m²

Exclusive deck overlooking Golf Course



3 Covered Car Spaces

Warehouse

70m²



Total Floor Area = 218m²

Ground = 70m² / First Floor = 148m²

TENANCY 5

First Floor
214m²

Exclusive deck
overlooking
Golf Course



Warehouse
110m²

6 Covered
Car Spaces



Total Floor Area = 324m²

Ground = 110m² / First Floor = 214m²

TENANCY 6

Your own affordable business space in the heart of Brisbane

Unit Summary

| Tenancy | Ground Floor Area (m ²) | First Floor Area (m ²) | Total Area (m ²) | Cars |
|---------|-------------------------------------|------------------------------------|------------------------------|------|
| 1 | 280 | 152 | 432 | 6 |
| 2 | 110 | 94 | 204 | 5 |
| 3 | 75 | 140 | 215 | 3 |
| 4 | 100 | 160 | 260 | 4 |
| 5 | 70 | 148 | 218 | 3 |
| 6 | 110 | 214 | 324 | 6 |

Kitchenette Inclusions

- › Stainless steel sink and tapware
- › 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

Tapware finish options include Brushed Stainless, Brass, Matte Black and others

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



First Floor Inclusions

- › First Floors 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 air conditioning
 - › General power outlets
 - › NBN
-

Interior Inclusions

Warehouse / Showroom

- › Painted underside of First Floor slabs
- › Reinforced trowelled finish concrete floor to warehouses
- › Polished concrete floors to designated showrooms

Electrical

- › Three phase power supply and internal wiring.
- › 315amp site supply
- › Individual unit metering
- › High bay LED lighting to warehouses
- › Solar Roof panels available



Minimum Ceiling Headroom

7.0m minimum clearance to roof purlin in warehouses | 3.0m minimum clearance to First Floors
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

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 wheel stopped

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 62 - 66 Curzon St, TENNYSON

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

TENNYSON

Multi-Use Premium Corporate Units

Tennyson
M-SPACE

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Now Available for Sale