

55 KENYON STREET EAGLE FARM

FOR LEASE



Information Memorandum



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INTRODUCTION

JLL IS PLEASED TO PRESENT 55 KENYON STREET, EAGLE FARM TO THE MARKET FOR LEASE.

Situated in a tightly held pocket of Eagle Farm, directly adjoining the Southern Cross Way, the historic ex-Gasket factory will be transformed into a modern commercial offering with flexible outcomes achievable on site.

Highly regarded developer Engage Group is seeking Expressions of Interest from end users for the site and are open to a multitude of alternate uses for the site. With the proposed development currently lodged for approval, the developer is interested in working with occupiers to deliver a modern commercial offering for the inner-northern market.

Multiple designs and outcomes are achievable from 300sqm* – 2,600sqm* with the development including up to 50 car spaces.

To discuss potential leasing packages or to obtain further information, please contact the exclusive marketing agents from JLL:



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(*) Approximately.



BRISBANE CBD

PORTSIDE WHARF

SOUTHERN CROSS WAY

KINGSFORD SMITH DRIVE

**55
KENYON STREET
EAGLE FARM**

LOCATION OVERVIEW

THE SUBJECT SITE IS LOCATED IN EAGLE FARM, APPROXIMATELY A 15 MINUTE DRIVE FROM THE BRISBANE CBD. SITUATED JUST OFF EAGLE FARM'S MAIN THOROUGHFARE KINGSFORD SMITH DRIVE, THE PROPERTY OFFERS DIRECT EXPOSURE TO THE SOUTHERN CROSS WAY AND IS NEARBY THE GATEWAY ARTERIALS THUS PROVIDING CONVENIENT ACCESS NORTH AND SOUTH OF THIS LOCATION.

55 Kenyon Street, Eagle Farm offers users with excellent connectivity to a range of infrastructure servicing the Northern TradeCoast region with the Brisbane Airport, Pinkenba Cruise Terminal, Port of Brisbane, Airport Link / Clem 7 Tunnel's and the ICB all less than a 15 minute* drive from this location. With excellent local amenity provided by nearby Portside Wharf, Racecourse Road, Skygate Centre and Racecourse Village, Eagle Farm provides a desirable place for local occupiers.

With affluent local suburbs such as Hamilton, Bulimba, Ascot and Hawthorne within very close proximity and the convenient inner-northern location, there is a premium opportunity to appeal to the gap in the local market to provide additional local amenity at the subject site.

MAJOR TRANSPORT	
Brisbane Airport	8km* 9min*
Brisbane CBD	8.5km 15min*
Port of Brisbane	16km 14min*

EXAMPLE OF LOCAL AMENITY OFFERINGS

WITH THE RAPID GENTRIFICATION OF THE INNER-NORTHERN FRINGE COMMERCIAL MARKET, WE BELIEVE THERE IS AN OPPORTUNITY IN EAGLE FARM TO PROVIDE HIGHER AND BETTER OFFERINGS THAN PURE INDUSTRIAL ACCOMMODATION.

Some prime examples of some quality offerings that have been successfully executed in the local area include:

ALBION CENTRAL, ALBION



RIVERMAKERS, MORNINGSID



HAPPY VALLEY BREWING COMPANY, STAFFORD



BREWDOG BRISBANE, MURARRIE



CREMA COFFEE GARAGE, ENOGGERA



THE FISH FACTORY, MORNINGSID



FURNITURE DESIGN CO, ENOGGERA



MERLO, EAGLE FARM



ALBION FINE TRADES, ALBION



STONE & WOOD BREWING, FORTITUDE VALLEY



THE MORNINGSID MEAT MARKET



SUPER BUTCHER, EAGLE FARM





DESCRIPTION

KEY FEATURES OF THE OFFERING INCLUDE:

- Modern and architecturally designed tenancies for end users from 300sqm* – 2,600sqm*
- Flexible offering of retail, office, showroom and quasi warehousing tenancies to appeal to a number of end users
- Rustic exposed brick facades which can be rendered, if required
- Extensive glass glazing offering excellent natural light throughout
- Ex-Gasket Factory offering exposed wooden beams and a saw tooth roof
- High existing power supply situated throughout the whole property
- Electric roller door access provided to all ground floor tenancies
- Open floor plates making them easily customisable
- Extensive on-site car parking with option up to 50 car parks located on site
- Direct exposure and signage opportunities to the Southern Cross Way, providing visibility to 26,500* amount of cars per day
- All potential uses and users will be considered by the developer

(*) Approximately.

CONCLUSION

JLL ON BEHALF OF ENGAGE GROUP ARE INTERESTED IN RECEIVING EXPRESSIONS OF INTEREST FROM A DIVERSE RANGE OF END USERS FOR THE PROPOSED SITE.

With a range of uses being considered at this historically significant site, we believe the proposed development can appeal to a large gap in this precinct for alternate uses. To summarise, the proposed development offers the following:

Features of this opportunity include:

- Prime Inner-Northern Eagle Farm location just 15 minutes* from the CBD and 10 minutes* from the Brisbane Airport
- Unrivalled exposure and signage opportunities to 26,500* cars daily on the Southern Cross Way
- Modern and architecturally designed tenancies for end users from 300sqm* – 2,600sqm*
- Customisable floor plates and offerings to be altered in line with occupier requirements
- Flexible offering of retail, office, showroom and quasi warehousing tenancies to appeal to a number of end users
- Significant on-site car parking and a cul-de-sac street

To discuss all of the potential development outcomes, leasing packages or further information on the development, please don't hesitate to contact the exclusive marketing agents from JLL:



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