

URBAN | ACRES

MOUNT WAVERLEY



INFORMATION MEMORANDUM
OFFICES FOR LEASE

WORK — PLACE BALANCED

WELCOME TO URBAN ACRES



ARTIST IMPRESSION

Overview

Welcome to Urban Acres — A place to inspire your employees and excite your clients.

Urban Acres is the suburban business park reimagined. We're at the demographic centre of Melbourne, in the largest employment hub outside the CBD.

Click your fingers and you're at the Monash Freeway ready to go wherever you need.

We're already home to 100+ businesses like Australia Post, Stryker, Bapcor, Strikeforce, Cabrini Health, Techtronic Industries, Suncorp, and i-Med Victoria.

And Gateway Capital have their sights set on transforming our precinct — improving connection around the place and transforming it to cultivate community.

URBAN ACRES

MOUNT WAVERLEY

MELBOURNE CBD

MONASH FREEWAY

BOX HILL

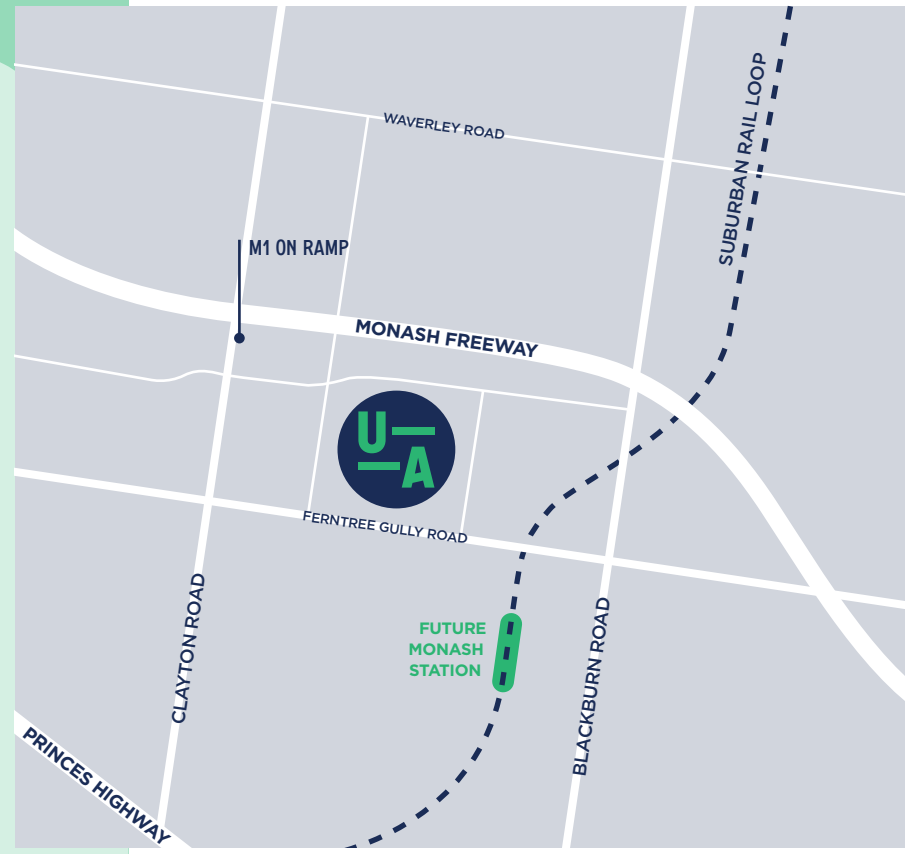
OFFICES FOR LEASE

FORSTER ROAD

FUTURE DEVELOPMENT

FERNTREE GULLY ROAD

GILBY ROAD



26 min

DRIVE TO MELBOURNE CBD

7 min

DRIVE TO CHADSTONE

7 min

DRIVE TO MONASH UNIVERSITY

LOCAL ACCESS

DRIVE TIMES

Urban Acres is perfectly located in close proximity to local amenity and access points

IGA	4 mins
Pinewood Shopping Village	5 mins
Woolworths Metro	5 mins
Chadstone Shopping Centre	7 mins
Monash University	3 mins
On ramp M1	3 mins
On ramp M3	12 mins
Melbourne CBD	26 mins

**THIS IS
NOT A
BUSINESS
PARK**

**IT'S A
COMMUNITY
OF
COMPANIES**

PRECINCT MAP

■ Offices for Lease



IT'S A DESTINATION, NOT AN OBLIGATION.

Start and end your day at Urban Acres, where Cafe Axxess and Good Start Early Learning are your neighbours.

Curating a community beyond the 9-5

Future amenity may include a brewery, hotel, community events and much, much more. When we say watch this space, we mean it.

We're creating a day to night precinct, with year-round activation to throw our doors open and curate a community beyond the 9-5. We'll welcome your workforce and they won't want to leave.



CHILDCARE



COMMUNITY EVENTS



CAFE AXCESS



FUTURE HOSPITALITY

URBAN GYM



ARTIST IMPRESSION

➤ In the Urban Acres' Breathe precinct, you'll find a state-of-the-art gym and yoga studio — a place to blow off steam or find a moment of zen before, during or after your work day.



RESTAURANT

ARTIST IMPRESSION

CAFE

➤ Catch up with friends for lunch, have a casual meeting or stop by for after work drinks. A beautifully designed café retreat will become the beating heart of Urban Acres.



ARTIST IMPRESSION



THE FUTURE OF WORK



QUALITY OF LIFE IS THE FUTURE OF WORK

Expectations from employees have shifted. The office is no longer a default location that we come to everyday.

Employees know they can be just as effective, sometimes more productive, in a home working environment. So, our offices and how we work and connect within them, need to demonstrate value, and earn the commute.

We've distilled the challenges and trends affecting businesses now, with a look ahead to what's on the horizon for the way we work.

CRAVING CONNECTION

Businesses are more deliberate about social connection in the workplace. With people working in a mix of locations, we aren't guaranteed to cross paths frequently. So, creating moments of team connection or cross team interaction is critical to building and maintaining work relationships. We know that social connection is what employees most value about coming to the office, so organisations are now more responsible for creating intent around coming together.



INTERVIEW

Amicus defines, designs and delivers workspaces that inspire people and organisations. Hear from their Head of Workplace Strategy, Steve Collis on what's coming for the workplace.



AUTHENTIC SUSTAINABILITY

There is an increasing desire to integrate environmental, social, and governance into workspaces. This is brought to life via more sustainable design and operation, along with spaces which support wellbeing through natural light, plants, and places to retreat and relax, along with initiatives to improve Diversity and Inclusion such as gender-neutral toilets and design for neurodiversity.

LOCATION, LOCATION, LOCATION

In Europe employees are returning more readily to the office, whereas in the US there is somewhat more resistance. This may be due to geography, the commuting experience and quality of spaces. In general, the longer the commute, the lower the appetite to return to the office.

THE F WORD

The pandemic turbo-charged change that was already underway. Particularly around flexible work and the embrace of Activity-Based Workplaces — flexible spaces with a diversity of settings. ABW environments are not only aesthetically more pleasing, they provide the mix of spaces to suit the way we now work — paper-light, more collaborative and open, integrated technology in all meeting spaces for virtual and hybrid collaboration.



EMBRACING HYBRIDITY

The home vs office debate continues and will do so for some time yet, as leaders and employees learn to make hybrid work, work. The most successful organisations know that shifting to hybrid work is not just about determining office vs home time but rather shifting how an organisation operates. This includes clarifying when in-person meetings matter, embracing technology to collaborate effectively wherever people are and shifting leadership mindsets from a focus on presence to performance.

“The most successful organisations know that shifting to hybrid work is not just about determining office vs home time but rather shifting how an organisation operates.”

HEAD OF STRATEGY, AMICUS STEVE COLLIS



SOMETIMES YOU NEED TO TAKE IT OUTSIDE

WHAT'S IN A NAME?

Urban Acres, as it's aptly called, is home to 400+ trees.

And they do more than just look good.

Studies show that connecting to nature in your workday:

- » Reduces stress
- » Improves mental and physical health
- » Enhances focus and productivity
- » Inspires creativity



INSPIRE YOUR CREATIVITY



REDUCE YOUR STRESS

» Studies by Harvard Business Review show that experiencing even small doses of nature at work improves the way employees feel in ways that fuel higher task performance, increase collaboration, and enhance creativity.

These findings indicate that incorporating nature into work settings can contribute to worker well-being and performance in a meaningful way.



IMPROVE YOUR MENTAL AND PHYSICAL HEALTH



ENHANCE YOUR FOCUS AND PRODUCTIVITY

» “We view contact with nature as a valuable supplement to well-designed jobs that already include meaningful work, fair compensation, and respectful treatment. For firms that provide these things and are looking for more ways to enhance the environment in which their employees work, [nature] offers considerable promise.”

— Harvard Business Review, 2023



OFFICE PRODUCT OVERVIEW

307 FERNTREE GULLY ROAD



3,273 SQM* TOTAL GLA

Overview

- 2,139 sqm* available for lease (Ranges between 520 sqm — 547 sqm)
- Car parking available
- End of Trip
- New spec fitouts coming soon
- Lobby upgrades underway

315 FERNTREE GULLY ROAD



4,500 SQM* TOTAL GLA

Overview

- 1,813 sqm* available for lease (Ranges between 361 sqm — 1,453 sqm)
- Car parking available
- End of Trip
- New spec fitouts coming soon
- Lobby upgrades underway

321 FERNTREE GULLY ROAD



7,558 SQM* TOTAL GLA

Overview

- 2,753 sqm* available for lease (Ranges between 286 sqm — 2,288 sqm)
- Car parking available
- End of Trip
- New spec fitouts coming soon
- Lobby upgrades underway

170 FORSTER ROAD



1,365 SQM* TOTAL GLA

Overview

- 1,365 sqm* available for lease
- 29 undercover car parks
- Whole building tenancy
- End of trip
- New spec fitouts coming soon



170
FORSTER ROAD

307
FERNTREE GULLY ROAD

315
FERNTREE GULLY ROAD

321
FERNTREE GULLY ROAD

MONASH FREEWAY

FORSTER ROAD

FERNTREE GULLY ROAD

GILBY ROAD

FUTURE DEVELOPMENT

307 FERNTREE GULLY ROAD

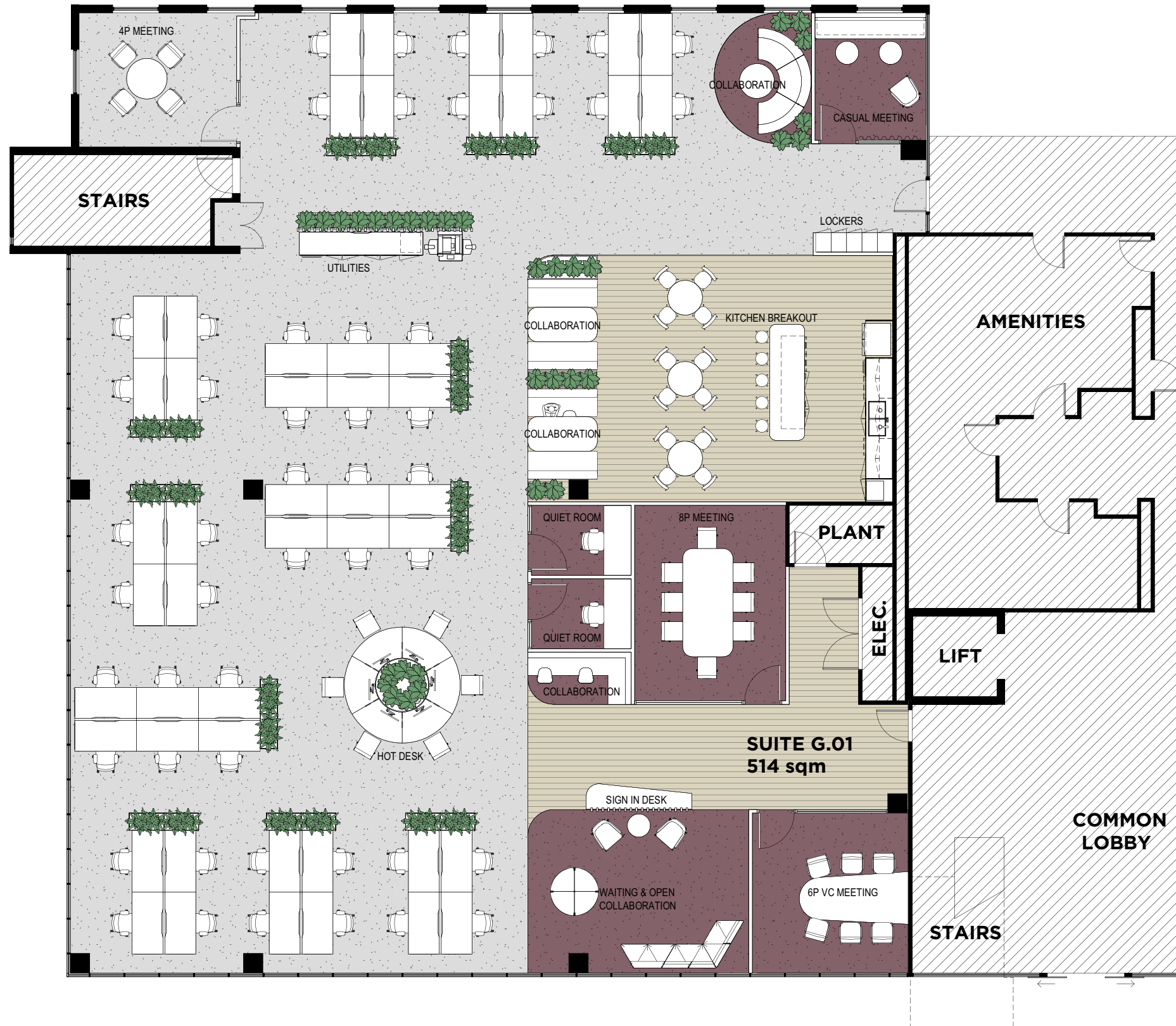
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TENANCY 1 — OPTION

Suite G.01, Ground Floor, 307 Ferntree Gully Road (514 sqm)



SCHEDULE OF AREAS

Sign in Desk	1
8P Meeting	1
6P Meeting	1
4P Meeting	1
Casual Meeting	1
Work Enabled Cafe Seating	20P
Collaboration	3
Hotdesks	6
Workstations	54
Quiet Room	2
Lockers	20
Density	1/10

*Subject to Survey

TENANCY 2 — OPTION

Suite G.02, Ground Floor, 307 Ferntree Gully Road (539 sqm)



SCHEDULE OF AREAS

Sign in Desk	1
8P Meeting	1
6P Meeting	2
4P Meeting	1
Casual Meeting/Wellness	2
Work Enabled Cafe Seating	18P
Collaboration	2
Hotdesks	10
Workstations	50
Quiet Room	3
Lockers	1
Density	1/11

*Subject to Survey

315 FERNTREE GULLY ROAD

➤ 7,558 SQM* TOTAL GLA

- 1,813 sqm* available for lease
(Ranges between 361 sqm – 1,453 sqm)
- Car parking available
- End of Trip
- New spec fitouts coming soon
- Lobby upgrades underway



TENANCY 1 — OPTION

G.01, Ground Floor, 315 Ferntree Gully Road (649 sqm)



SCHEDULE OF AREAS

Reception	1
12P Meeting	1
8P Meeting	1
6P Meeting	1
4P Meeting	1
Lockers	64
Work Enabled Cafe Seating	30P
Collaboration	3
Comms Room	1
Workstations	64
Quiet Room	4
Lockers	1
Density	1/10

*Subject to Survey

TENANCY 2 — OPTION

G.02, Ground Floor, 315 Ferntree Gully Road (800 sqm)



SCHEDULE OF AREAS

Sign in Desk	1
8P Meeting	2
6P Meeting	1
4P Meeting	1
Hotdesks	20
Lockers	48
Work Enabled Cafe Seating	16P
Collaboration	9
Workstations	62
Quiet Room	3
Lockers	1
Density	1/12

*Subject to Change

WHOLE FLOOR OPTION

G.01 Ground Floor (whole), 315 Ferntree Gully Road (1,453 sqm)



SCHEDULE OF AREAS

Office	1,379 sqm*
Fitout Tea A	34 sqm*
Fitout Tea B	39.4 sqm*
Total Area	1,452.5 sqm*
Lobby	88.2 sqm*
Amenities A	37.5 sqm*

*Subject to Survey

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170 FORSTER ROAD

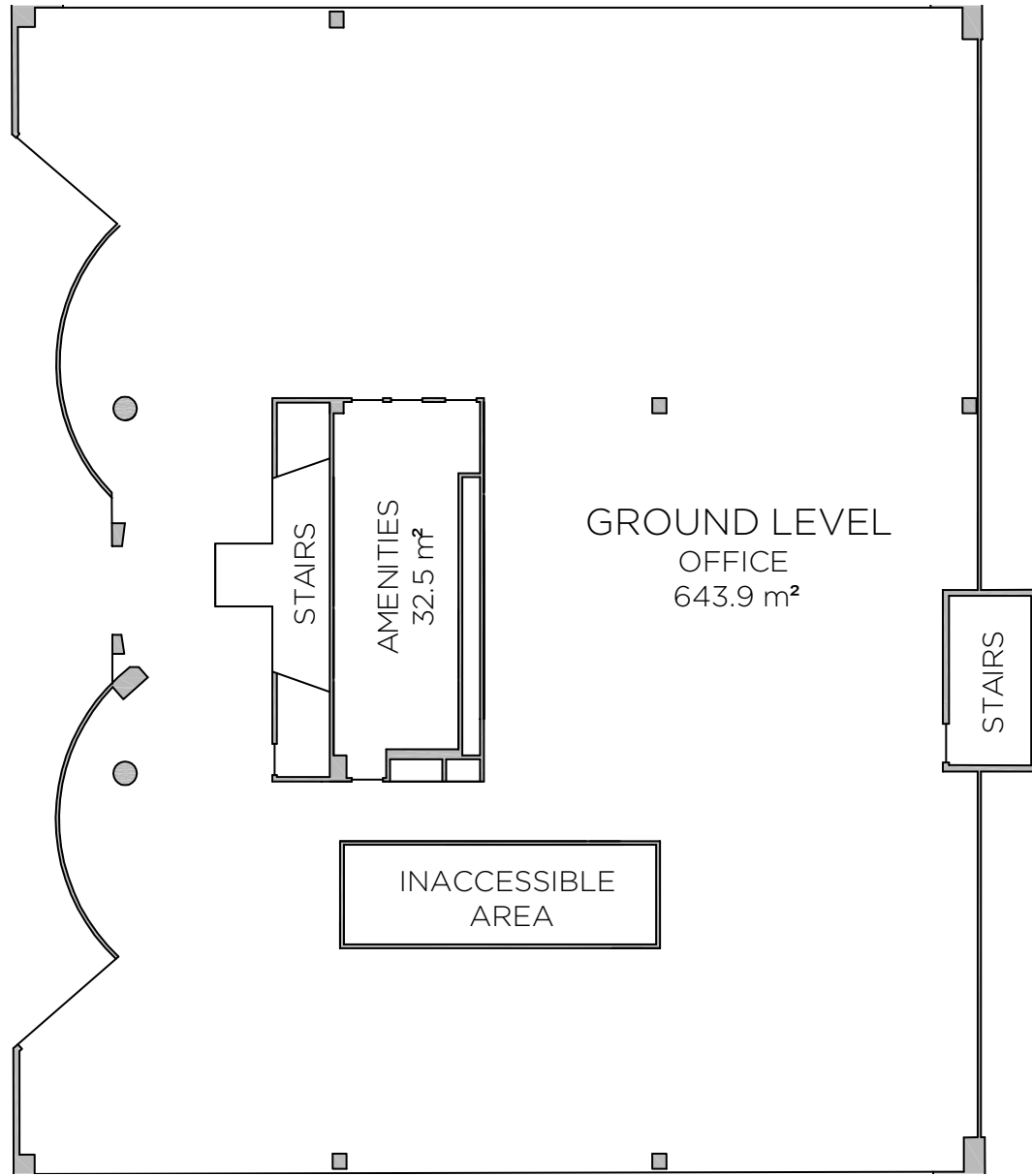
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GROUND LEVEL

170 Forster Road

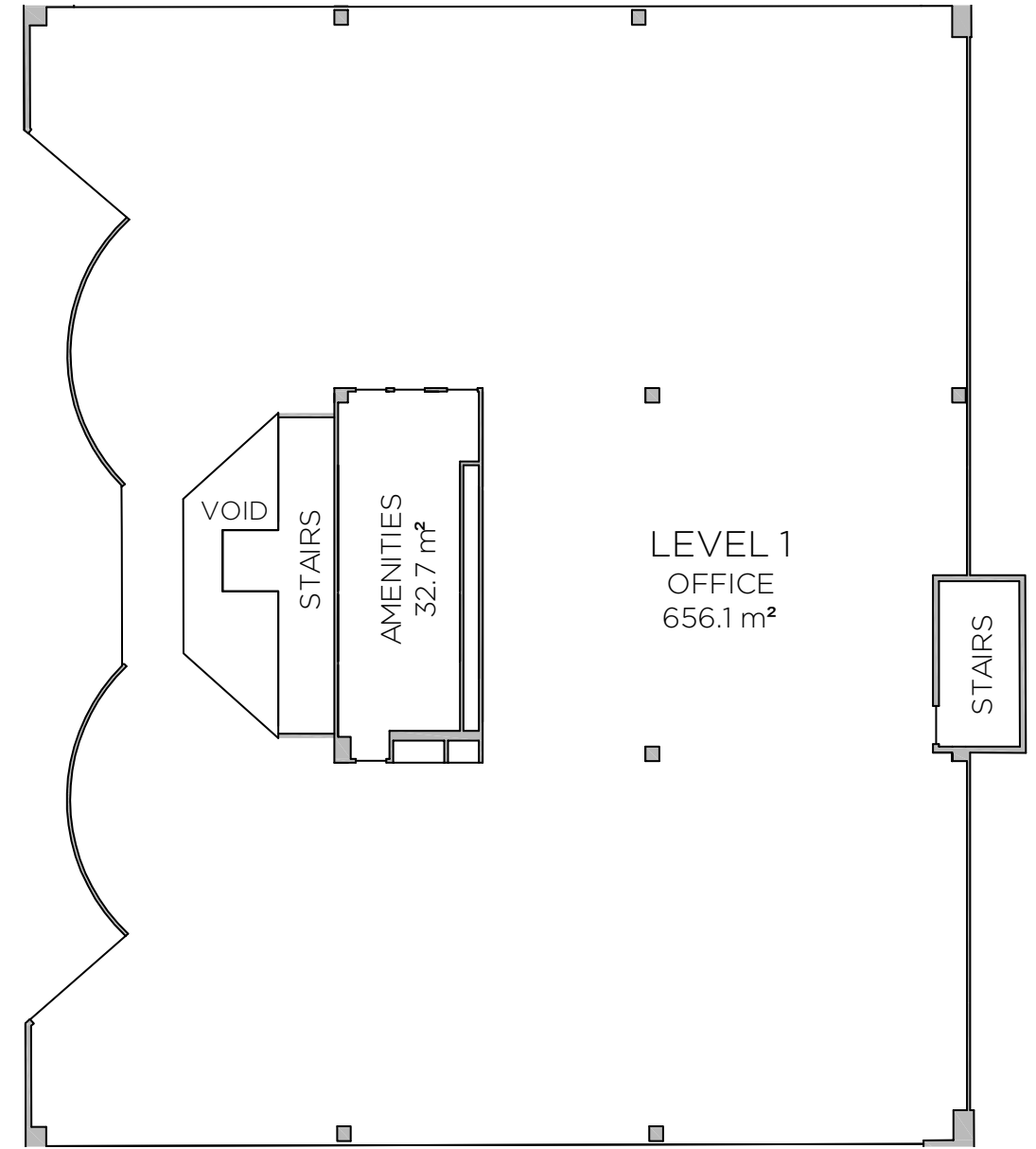


SCHEDULE OF AREAS

Office	643.9 sqm*
Total Area	643.9 sqm*

LEVEL 01

170 Forster Road



SCHEDULE OF AREAS

Office	656.1 sqm*
Total Area	656.1 sqm*



PETER MCDONALD AND GEORGINA MALSEED

PROUDLY DEVELOPED BY GATEWAY CAPITAL.



BROUGHT TO YOU BY GATEWAY CAPITAL

Urban Acres is owned and managed by Gateway Capital, an Australian based investment manager, working largely in the industrial and logistics sectors.

Gateway Capital has a keen focus on tenant relationships and a deep understanding of market dynamics. That means they can work flexibly, providing a range of space solutions to meet the needs of your business.

\$800 m+

Assets Under Management

\$600 m+

Development Pipeline



IN CONVERSATION WITH PETER MCDONALD

CHIEF INVESTMENT OFFICER AND CO-FOUNDER, GATEWAY CAPITAL

> Tell us about Gateway Capital.

Gateway Capital is an Australian-based investment management business focused on creating core assets in the industrial and logistics sectors through active management and development.

Gateway Capital partners with institutional investors to drive value from real estate through defined investment strategies to deliver core plus and value add returns.

> What is Gateway Capital's vision for this site?

We will transform Urban Acres from a 9am-5pm business park to a destinational place of work and recreation.

We're passionate about ESG, and we'll inject that into the new Urban Acres which will have sustainability and community at its core.

> What was the appeal of Urban Acres for Gateway Capital?

There were a number of factors which initially attracted us to this property.

Firstly, location — we believe it's the best location in south east market especially given its proximity to the M1. The new North East Link will only further enhance its connectivity.

Second was the sheer scale of the asset, being 144 tenancies over 20 hectares. There's a wonderfully diverse tenant base over a number of sectors including industrial/logistics, office, retail, childcare with potential for hotel, wellness precincts.

Thirdly, and probably most importantly, was the property's potential. This is a blank canvas ripe for repositioning — the site is currently underutilised and presents enormous development opportunity.



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Nose to Tail

URBAN | ACRES

MOUNT WAVERLEY

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