

URBAN | ACRES

MOUNT WAVERLEY



INFORMATION MEMORANDUM
INCUBATOR UNITS

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.

It's a premium last mile location, surrounded by residential Melbourne. 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

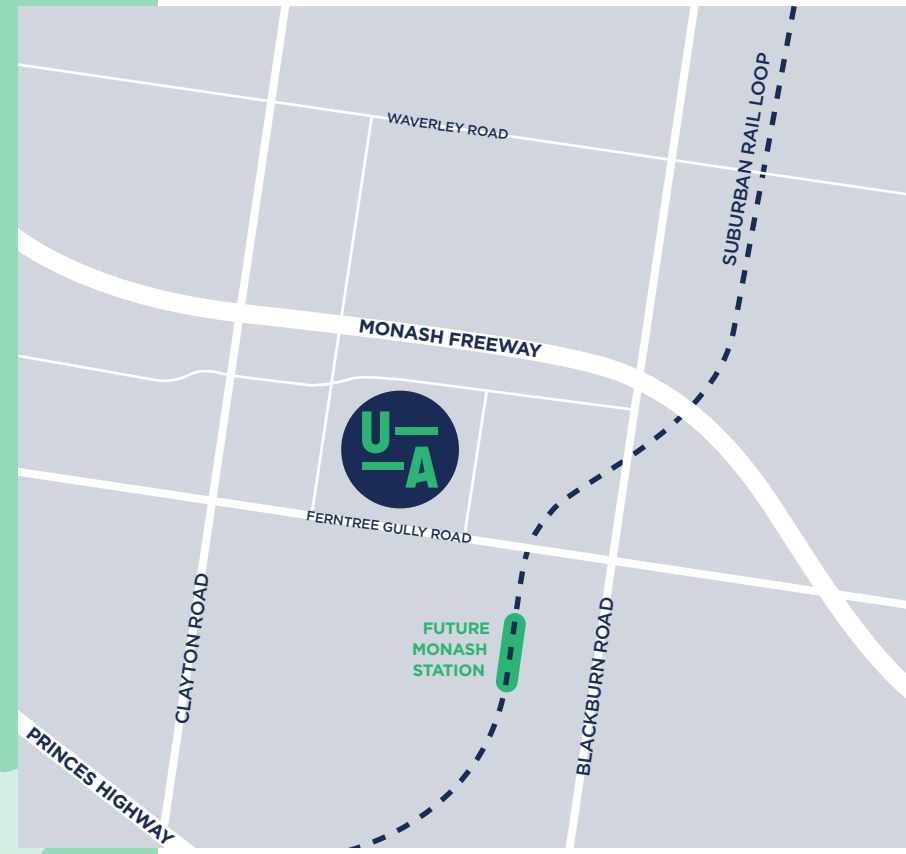
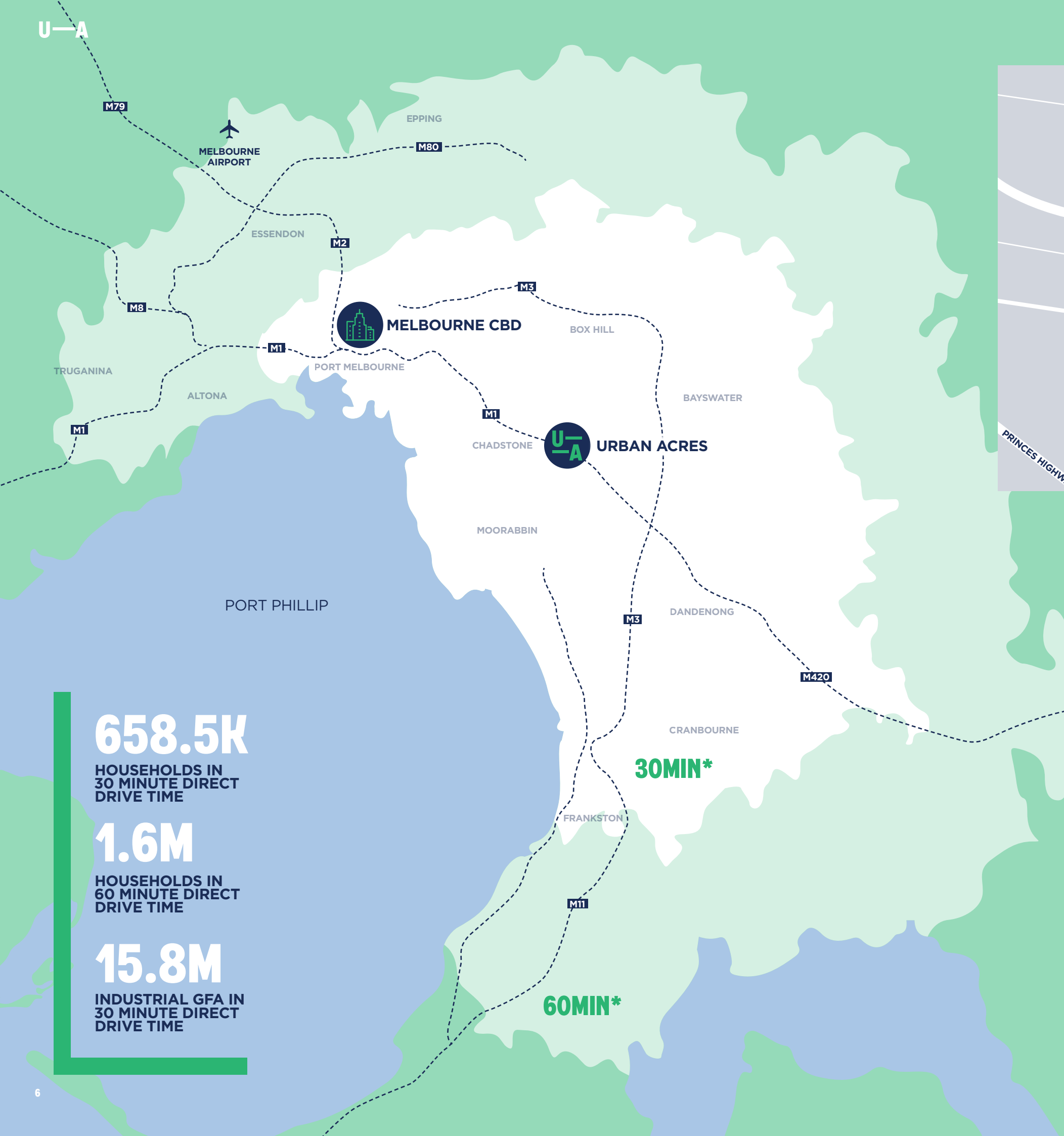
FORSTER ROAD

FERNTREE GULLY ROAD

GILBY ROAD

FUTURE DEVELOPMENT

OUTLINE INDICATIVE ONLY



658.5K

HOUSEHOLDS IN 30 MINUTE DIRECT DRIVE TIME

1.6M

HOUSEHOLDS IN 60 MINUTE DIRECT DRIVE TIME

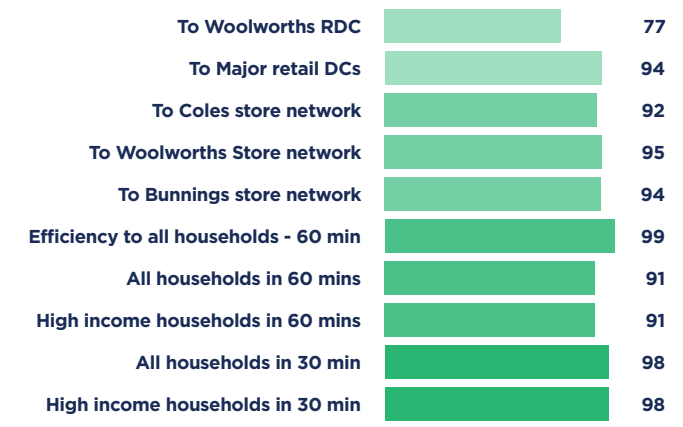
15.8M

INDUSTRIAL GFA IN 30 MINUTE DIRECT DRIVE TIME

LOCATION SCORECARD

OUT OF 100

Urban Acres is perfectly located in close proximity to national distribution centres and store networks



Source: SA1 Property

**THIS IS
NOT A
BUSINESS
PARK**

**IT'S A
COMMUNITY
OF
COMPANIES**



URBAN ACRES OFFERS AN EXPERIENCE THAT IS BUILT ON CONNECTION, COMMUNITY AND CONVENIENCE. IT WILL INSPIRE YOUR EMPLOYEES AND EXCITE YOUR CLIENTS.



20 hectare workplace lifestyle precinct in an established commercial hub



400 metres from the M1 Monash Freeway, Melbourne's most connected highway



Located in Melbourne's largest employment hub outside of the CBD



The demographic centre of Melbourne. Easily accessed by over 5 million people



4 distinct workplace offerings, from corporate offices to boutique Industrial spaces



Premium last minute logistics location, access 85% of Melbourne's population in under 1 hour



A diverse business economy, join over 100+ national and local businesses



On-site shared amenity, curated experiences and community activities



A green wellness precinct with over 400+ established native trees and landscaped walkways



Future integrated smart technology, experienced through the Urban Acres App



Future improved dining options, from fresh grab and go to Urban Acres inspired cafe/restaurant



Parking onsite for over 2,700 cars, including secure multi-deck car park



Established, national childcare operator onsite offering high quality care with 84 spaces



A destination precinct that is accessible 24 hours a day, 7 days a week

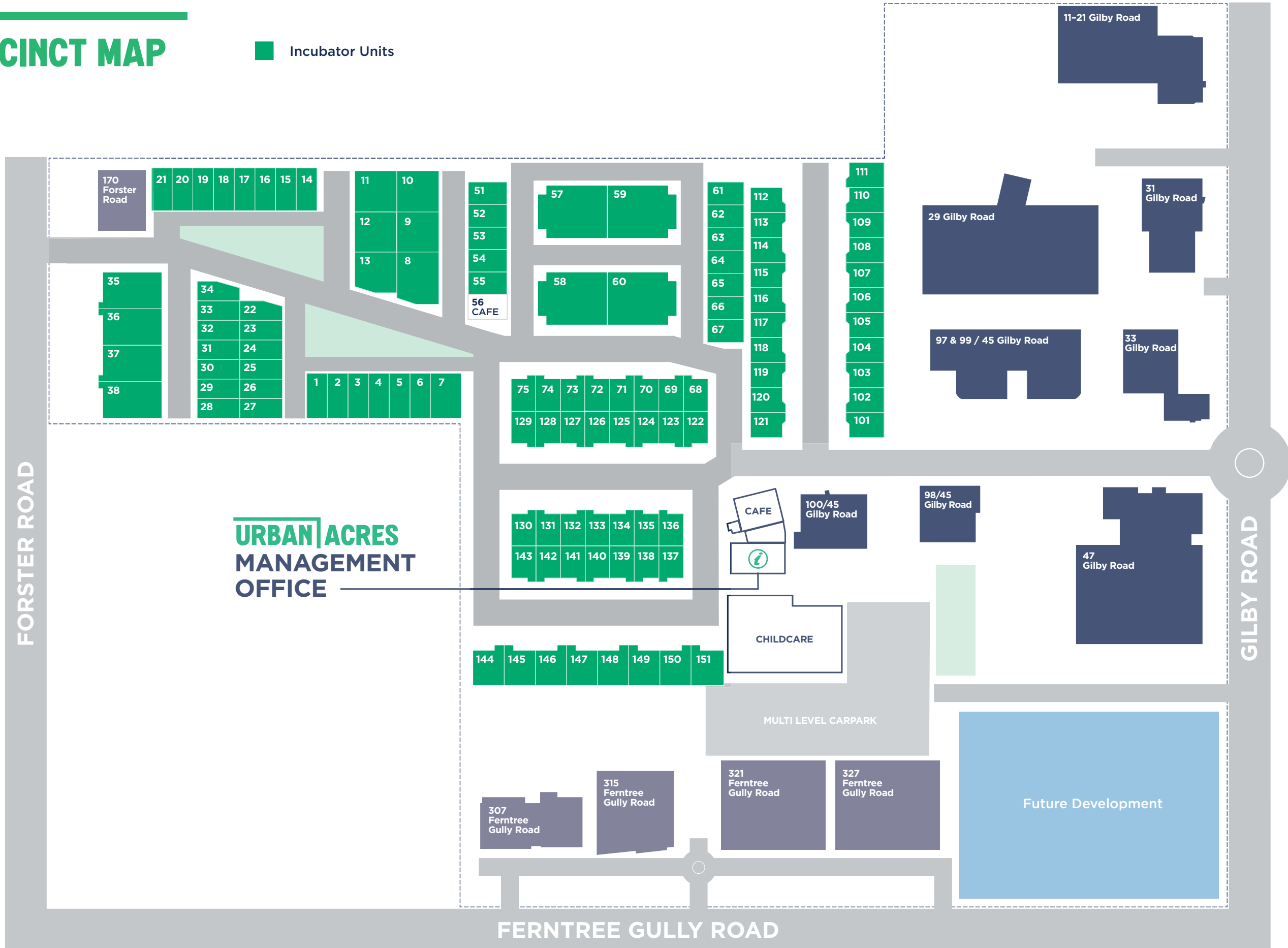


A safe, secure and well-lit environment

OFFICE DEVELOPMENT – LOBBY

PRECINCT MAP

■ Incubator Units



FLEXIBLE SPACES

FOR SAVVY BUSINESSES

HIGHLY FLEXIBLE INCUBATOR UNITS

ARTIST IMPRESSION

PRODUCT AND DESIGN SPECIFICATIONS



Versatile space from start up to corporate user



Dedicated parking for every unit



Well-appointed warehouse with 5m-8.5m clearance



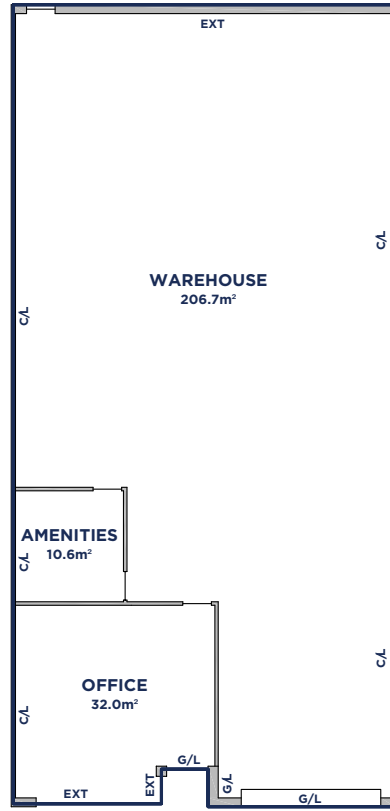
Dedicated office spaces newly refurbished



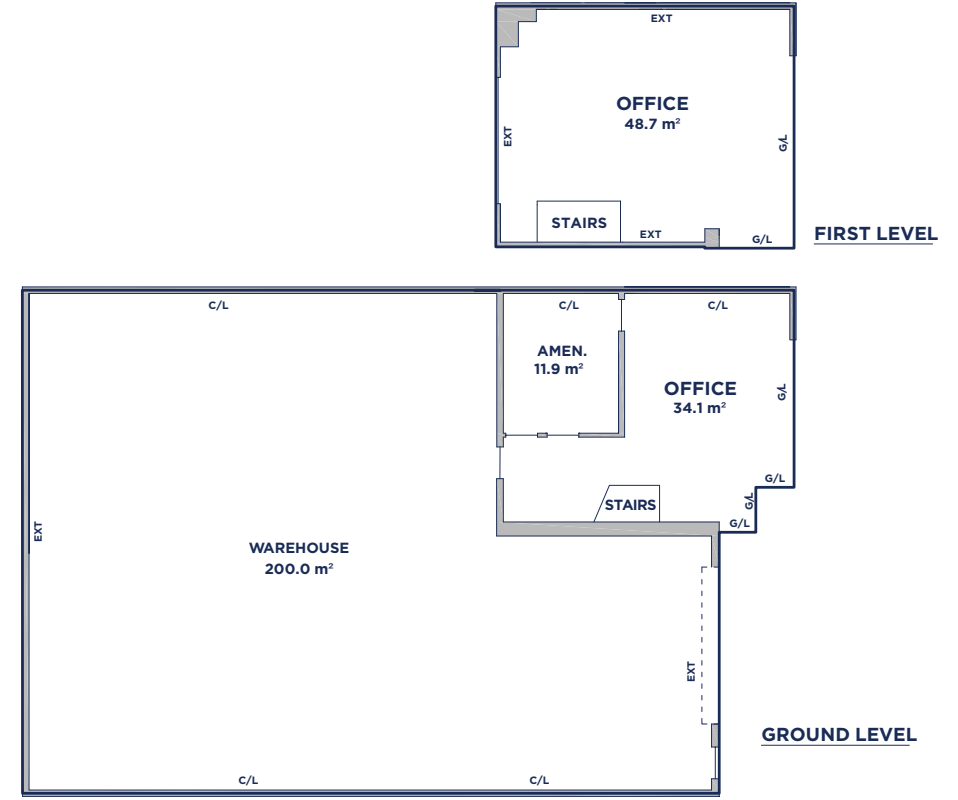
Designated bike and car parking



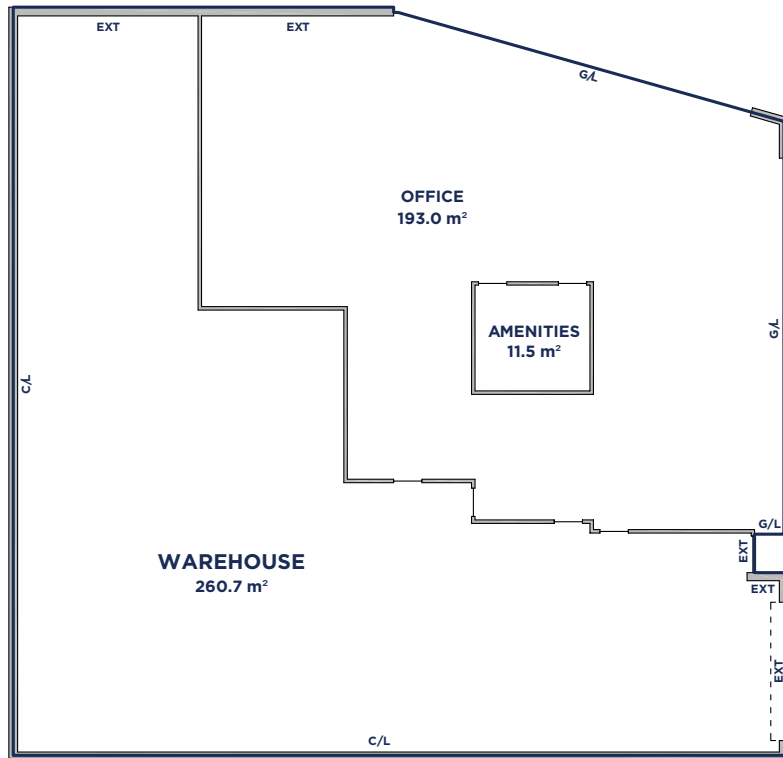
Easy access to major freeways, highways and main roads



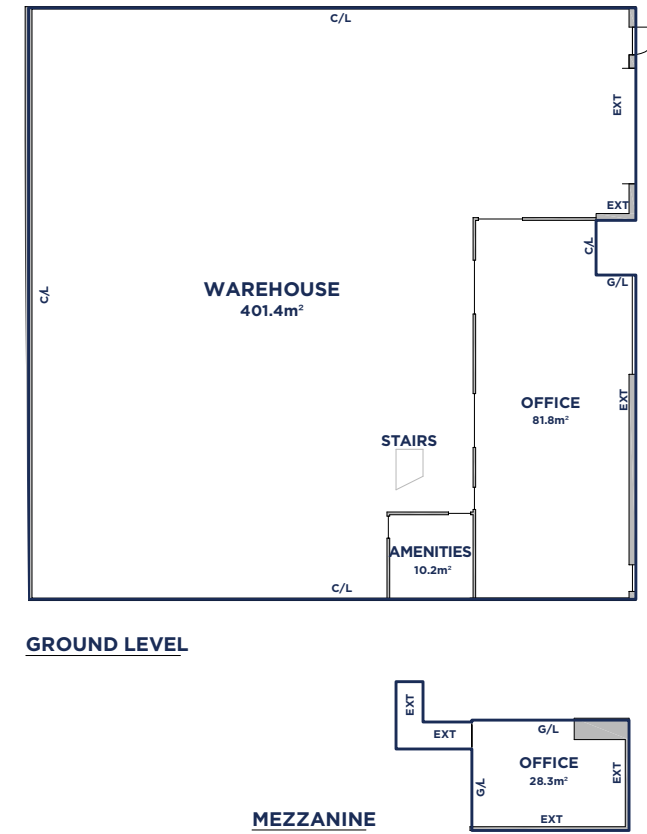
TYPICAL UNIT 250 sqm* Tenancy



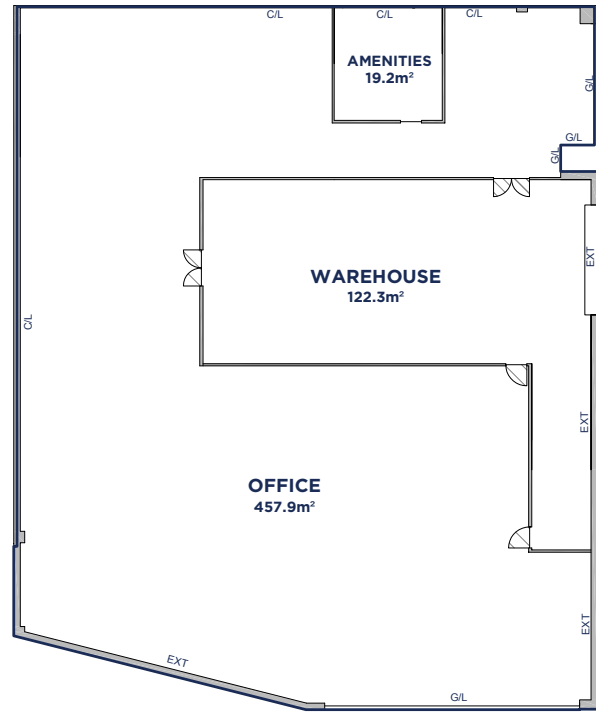
TYPICAL UNIT 295 sqm* Tenancy



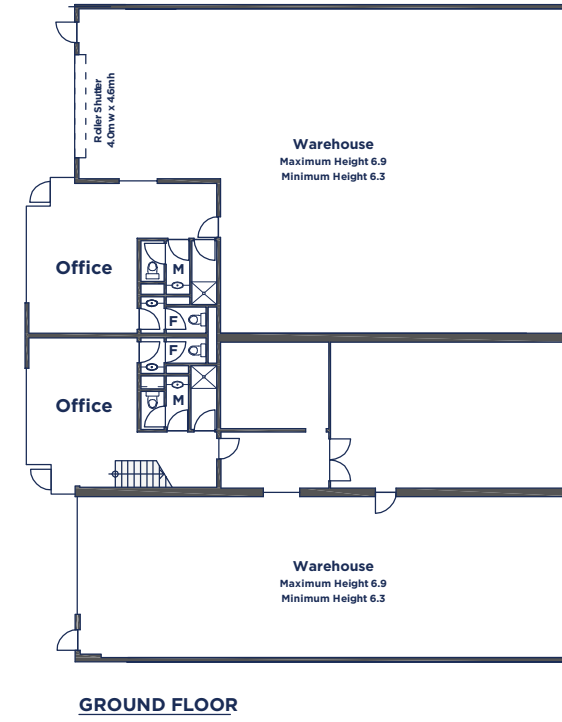
TYPICAL UNIT 465 sqm* Tenancy



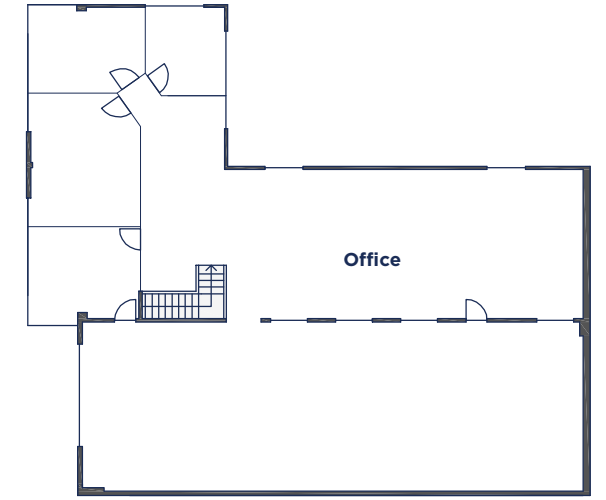
TYPICAL UNIT 522 sqm* Tenancy



TYPICAL UNIT 600 sqm* Tenancy



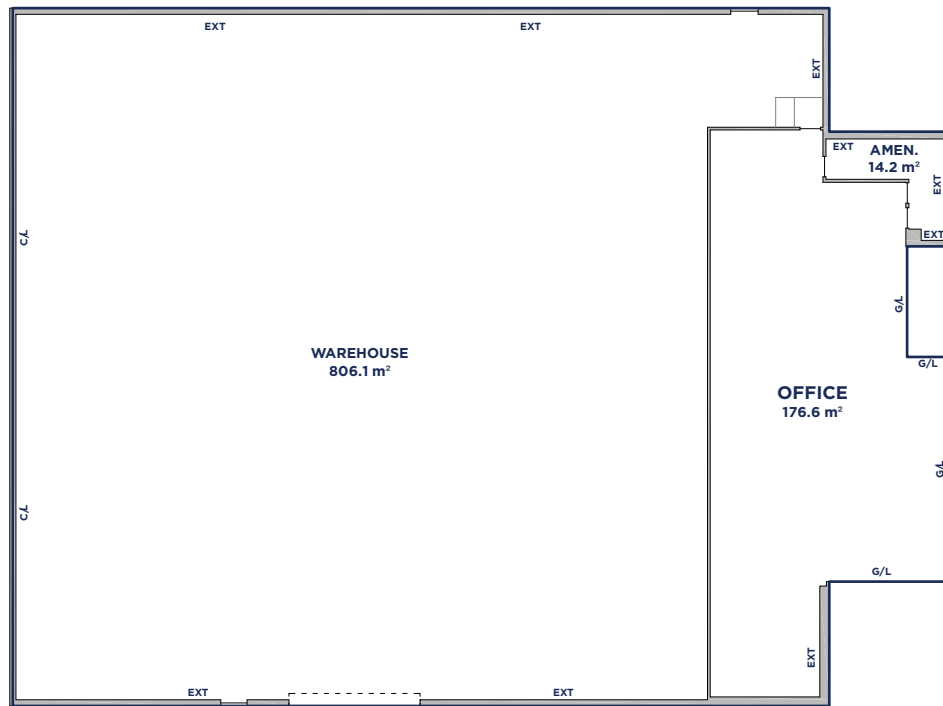
GROUND FLOOR



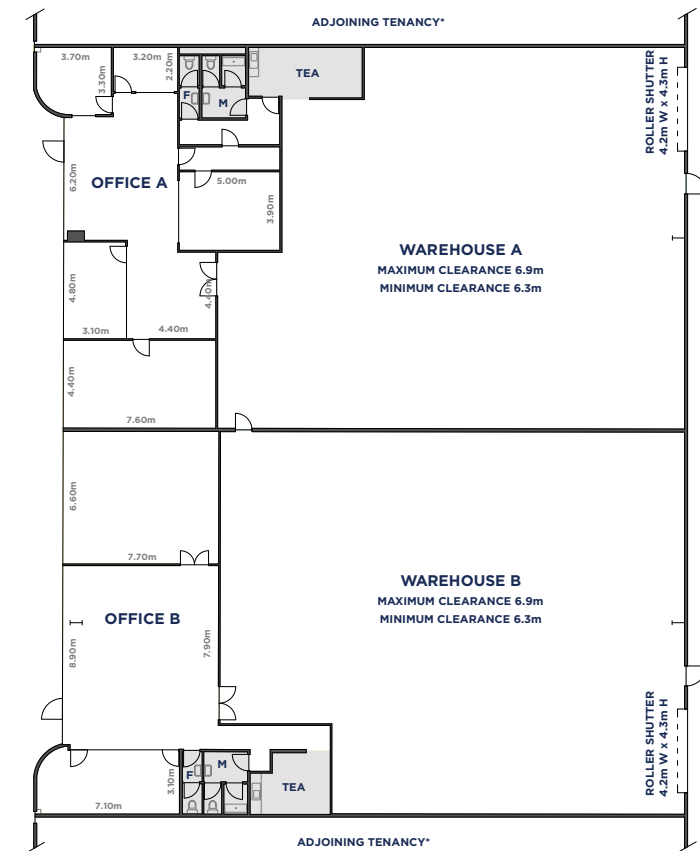
FIRST FLOOR

TYPICAL UNIT 583 sqm* Tenancy

TYPICAL UNIT 273 sqm* Tenancy



TYPICAL UNIT 997 sqm* Tenancy



TYPICAL UNIT 1,198 sqm* Tenancy

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

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.”

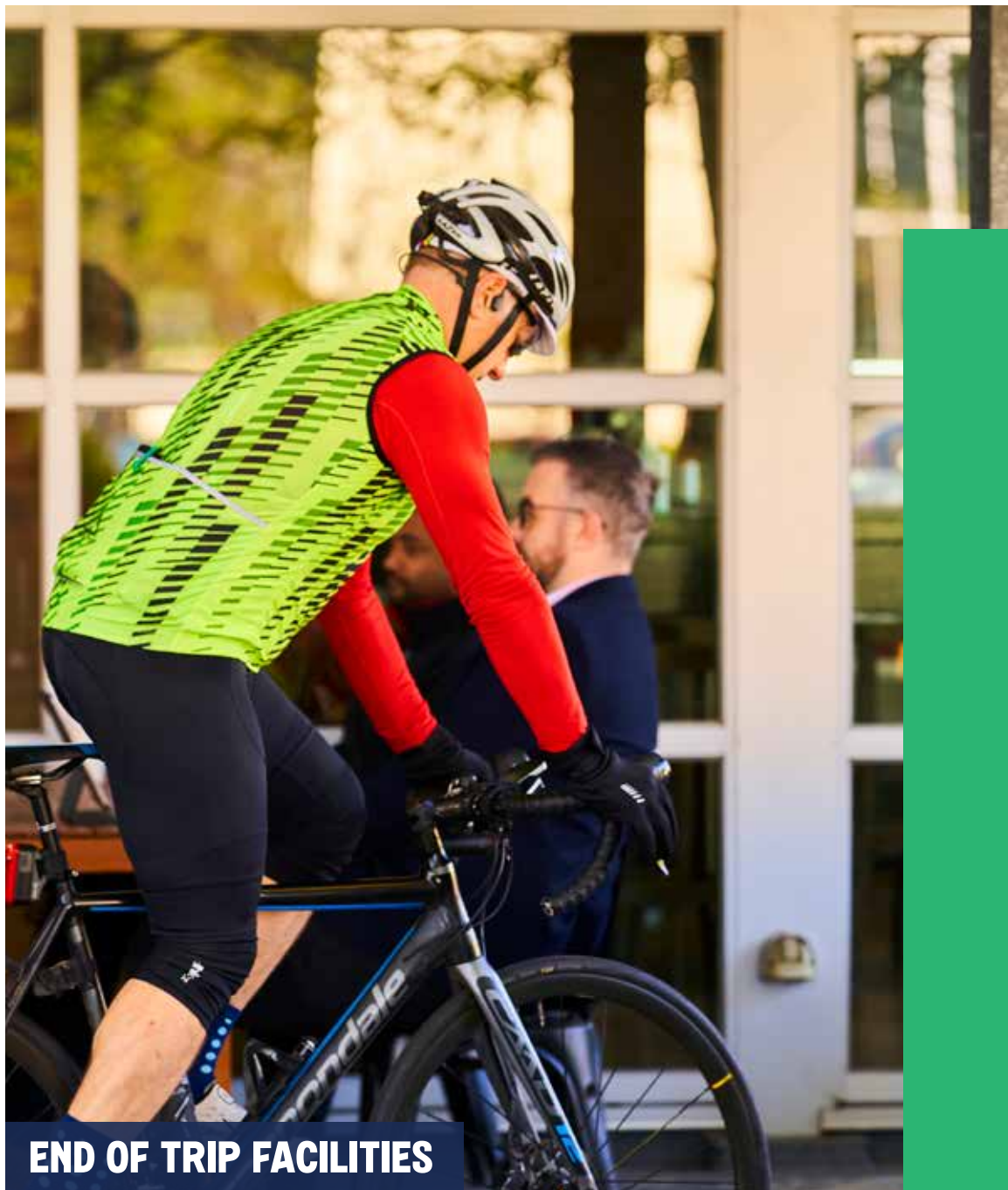
— Harvard Business Review, 2023



URBAN ACRES UNITES GREEN SPACES AND A GREEN VISION

This is a precinct with a distinct green vision, sustainable practices and a mission to reuse the existing buildings onsite.

Our development ethos is to reuse, reimagine and revive the existing, current built form.



END OF TRIP FACILITIES



ROOFTOP BEES



An integrated green lifestyle precinct



High quality landscaping featuring native trees



Beehives on site



End of trip facilities



Water management and usage monitoring in all new buildings



Energy efficient design principles in all new buildings



Capacity for solar generated energy in all new buildings



Distributed rainwater harvesting system



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



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Nose to Tail

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