

SALE | LEASE

FIND  
YOUR  
ZONE

**THE**  **ZONES**  
20 SUCCESS CIRCUIT

OFFICE | SHOWROOM | WAREHOUSE

# ROOM TO GROW

## GET YOUR OWN ZONE.

**It's your success and your future,  
revel in freedom and buy today.**

From the creators of The Zones, Strata and Hub 23, Springfield City Group is excited to launch their latest offering, The Zones 2.0 at 20 Success Circuit, Augustine Heights.

With the great success of The Zones in 2024 (see photo), The Zones 2.0 hopes to meet the ever increasing demand for strata spaces.

Welcome to Springfield City Group's latest business offering, The Zones 2.0; offering 16 premium freehold spaces, individually styled to suit each business, ranging from offices to showrooms and warehouses; with ample parking spaces for clients and staff.

Situated in Vicinity Business Park, Augustine Heights adjacent to national tenants including Total Tools, World Gym, BP and National Storage, join an existing group of businesses ranging from accountants, lawyers, real estate and more. Providing significant exposure to Success Circuit and Centenary Highway, with unique tenant signage and high quality landscaping to compliment the urban design appeal, The Zones 2.0 will offer a vibrant mix of individual work spaces to suit your business needs.



The Zones was completed in 2024.





### 📍 Central location, access & amenity

- Immediate access to Greater Springfield's major arterial roads
- Located in the heart of Augustine heights with nearby amenities
- Proximity to Orion Shopping Centre offering access to over 100 speciality stores.

### 🏠 Tailor-designed premises

- Flexible arrangements to buy or lease premises to meet your business's unique requirements
- Mix of units available including offices, showrooms and warehouses
- Range of unit sizes from 134m<sup>2</sup> to 208m<sup>2</sup>

The Zones 2.0 - 20 Success Circuit

Artists impression



# LOCATION



Orion Springfield Central

Springfield Central  
Train Station

Brighton Homes Arena

**THE ZONES**  
20 SUCCESS CIRCUIT

Centenary Motorway

Augusta Parkway

Automall

**Zones 1**

Brookwater Golf Course



FROM THE CREATORS OF THE ZONES,  
STRATA AND HUB 23, SPRINGFIELD CITY  
GROUP IS EXCITED TO LAUNCH THEIR  
LATEST OFFERING.

- 16 units for sale/lease.
- Busy Augustine Heights location, off Augusta Parkway
- Proximity to amenity, services and transport hub.
- Mix of units including office, showroom and warehouse tenancies from 134m<sup>2</sup> – 208m<sup>2</sup>.



FLEXIBILITY TO BUY OR LEASE.

Artists impression

The Zones 2.0 - 20 Success Circuit



# GROUND FLOOR



## GROSS FLOOR AREA (GFA)

UNIT	GROUND FLOOR	LEVEL 01	TOTAL
01	135.55 m <sup>2</sup>		135.55 m <sup>2</sup>
02	144.48 m <sup>2</sup>		144.48 m <sup>2</sup>
03	144.48 m <sup>2</sup>		144.48 m <sup>2</sup>
04	144.48 m <sup>2</sup>		144.48 m <sup>2</sup>
05	104.16 m <sup>2</sup>	40.30 m <sup>2</sup>	144.46 m <sup>2</sup>
06	104.16 m <sup>2</sup>	39.66 m <sup>2</sup>	143.82 m <sup>2</sup>
07	105.84 m <sup>2</sup>	40.30 m <sup>2</sup>	146.14 m <sup>2</sup>
08	140.11 m <sup>2</sup>	67.92 m <sup>2</sup>	208.03 m <sup>2</sup>
09	140.11 m <sup>2</sup>	67.92 m <sup>2</sup>	208.03 m <sup>2</sup>
10	134.26 m <sup>2</sup>		134.26 m <sup>2</sup>
11	95.20 m <sup>2</sup>	96.36 m <sup>2</sup>	191.56 m <sup>2</sup>
12	95.20 m <sup>2</sup>	96.36 m <sup>2</sup>	191.56 m <sup>2</sup>
13	98.00 m <sup>2</sup>	45.15 m <sup>2</sup>	143.15 m <sup>2</sup>
14	99.41 m <sup>2</sup>	45.80 m <sup>2</sup>	145.20 m <sup>2</sup>
15	8.00 m <sup>2</sup>	154.00 m <sup>2</sup>	165.65 m <sup>2</sup>
16	8.00 m <sup>2</sup>	155.00 m <sup>2</sup>	165.02 m <sup>2</sup>

## HOLDING YARD AREAS

UNIT	AREA
07	83.00 m <sup>2</sup>
08	71.00 m <sup>2</sup>
09	71.00 m <sup>2</sup>
14	32.00 m <sup>2</sup>

Note: All areas subject to final survey.

GROUND FLOOR  
SCALE 1 : 200



# UPPER FLOOR / MEZZANINE

## GROSS FLOOR AREA (GFA)

UNIT	GROUND FLOOR	LEVEL 01	TOTAL
01	135.55 m <sup>2</sup>		135.55 m <sup>2</sup>
02	144.48 m <sup>2</sup>		144.48 m <sup>2</sup>
03	144.48 m <sup>2</sup>		144.48 m <sup>2</sup>
04	144.48 m <sup>2</sup>		144.48 m <sup>2</sup>
05	104.16 m <sup>2</sup>	40.30 m <sup>2</sup>	144.46 m <sup>2</sup>
06	104.16 m <sup>2</sup>	39.66 m <sup>2</sup>	143.82 m <sup>2</sup>
07	105.84 m <sup>2</sup>	40.30 m <sup>2</sup>	146.14 m <sup>2</sup>
08	140.11 m <sup>2</sup>	67.92 m <sup>2</sup>	208.03 m <sup>2</sup>
09	140.11 m <sup>2</sup>	67.92 m <sup>2</sup>	208.03 m <sup>2</sup>
10	134.26 m <sup>2</sup>		134.26 m <sup>2</sup>
11	95.20 m <sup>2</sup>	96.36 m <sup>2</sup>	191.56 m <sup>2</sup>
12	95.20 m <sup>2</sup>	96.36 m <sup>2</sup>	191.56 m <sup>2</sup>
13	98.00 m <sup>2</sup>	45.15 m <sup>2</sup>	143.15 m <sup>2</sup>
14	99.41 m <sup>2</sup>	45.80 m <sup>2</sup>	145.20 m <sup>2</sup>
15	8.00 m <sup>2</sup>	154.00 m <sup>2</sup>	165.65 m <sup>2</sup>
16	8.00 m <sup>2</sup>	155.00 m <sup>2</sup>	165.02 m <sup>2</sup>

## HOLDING YARD AREAS

UNIT	AREA
07	83.00 m <sup>2</sup>
08	71.00 m <sup>2</sup>
09	71.00 m <sup>2</sup>
14	32.00 m <sup>2</sup>

Note: All areas subject to final survey.



LEVEL 01  
SCALE 1:200





## The Zones 2.0, Vicinity Precinct

20 Success Circuit, Augustine Heights

Augustine Heights QLD 4300

[thezones.com.au](http://thezones.com.au)

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**THE ZONES**  
20 SUCCESS CIRCUIT

By  
Springfield  
City Group