



Information Memorandum
Brookwater Office Park
22 Magnolia Drive



Introduction

The following is an Information Memorandum pertaining to Brookwater Office Park.

Located in the SEQ Western Growth Corridor, Brookwater Office Park provides 'A' grade office buildings with modern architectural design, excellent car parking ratios and a natural park surround overlooking the famous Brookwater Golf Course.

Brookwater Office Park provides an exciting opportunity for tenants to join OPD's Blue Chip client base, including New Hope Coal, Commonwealth Bank, Teys Australia, Healthscope, St Barbara Mining, Blue Care and Morris Corporation, to name a few.

Brookwater Office Park offers the following features:

- Excellent car parking ratios.
- 24/7 Building and Office Park security access,
- Excellent access via the Centenary Motorway and Augusta Parkway.
- Highly visible location providing excellent signage exposure to Augusta Parkway.

Buildings 3 and 7 at Brookwater Office Park are fully tenanted. Space available to lease or purchase ranging from 200 to 4,500 square metres.



Park Overview

Brookwater Office Park provides premium 'A' grade office accommodation, set in a unique park environment. The Office Park offers low-density, low-rise, high quality, highly customised buildings set in the beautiful surrounding of the famous Brookwater Golf Course.

The land slopes to the north west and the Park is set on over 14,000 square metres. The total floor area of offices equates to a very low plot ratio of approximately 50%, with the site coverage approximately 25%.

Brookwater Office Park provides users with spacious accommodation and an abundance of natural light set in a true park surrounding. All buildings are custom-designed, freestanding and freehold. They are shaped by contemporary architectural design, modern business operations and the urban and natural environment.

Brookwater Office Park provides tenants with a strong corporate presence in the area, offering excellent signage exposure along Augusta Parkway.



DPD's Clients



Developer

DPD is Queensland's leading office park developer, its directors having developed hundreds of thousands of square metres of commercial office space.

In Brisbane's South alone, DPD has now developed in excess of 100,000 square metres of commercial office space. DPD is currently developing an 11 storey 10,000 square metre building on 757 Ann St in Fortitude Valley on a turn-key basis, with Ventyx committing to 6 floors for their new Queensland offices. DPD has also expanded its operations into New South Wales, having successfully developed Dermalogica's Australian Head Office in North Sydney.

DPD's developments provide high quality office accommodation to numerous Blue Chip tenants, including Samsung, Healthscope, Commonwealth Bank, Morris Corporation, New Hope Coal, St Barbara Mining and Teys, to name a few.

DPD offer a complete turn-key package, working closely with its clients to provide fit out solutions that are specifically suited to their business operations.

DPD specialise in designing, constructing, leasing and selling turn-key commercial developments. DPD's design and construction are completed to the highest standards, to a fixed price and always on time.



Site Map



Building 6, Garden City Office Park,
2404 Logan Road, Eight Mile Plains, 4113

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BROOKWATER OFFICE PARK

Greater Springfield

Greater Possibilities

- Greater Springfield Business Address Map**
- Lakes and Open Space
 - Business Addresses
 - Suburbs
 - Greater Springfield Transit Hub
 - Retail and Leisure
 - Selection of delivered buildings