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## KIRRA HQ

A groundbreaking base of connection and growth, Kirra HQ engenders a vision of enduring success and invigoration. Whatever the industry, this is a collection of striking contemporary workspaces ready to animate your biggest ideas.

Experience a revolution in work-life balance and inspired productivity.



## A WORKSPACE THAT STIMULATES SUCCESS

Kirra HQ is a precinct underscored by versatility and potential, purpose-built to mobilise a community of thinkers and visionaries of all trades. Each space balances quality workmanship, modern convenience and ergonomic design to incite positive growth.

Built from the idea of an enlightening social ambience from business to business, this collection of 25 light industrial workspaces introduces a fluid dimension of work culture to the rapidly developing entrepreneurial hub of the southern Gold Coast. Combine this with its close proximity Kirra's sparkling shores and the convenient lifeline of the M1 and you're presented with an undeniable recipe for constant vitalisation.

Each pocket of Kirra HQ is a matchless opportunity for your very own stimulating workspace. With an open canvas adaptable to almost any purpose, realise your full potential in a space ready to evolve with you.

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Ground Area 54m<sup>2</sup> - 102m<sup>2</sup>

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Mezzanine Area 38m<sup>2</sup> - 87m<sup>2</sup>

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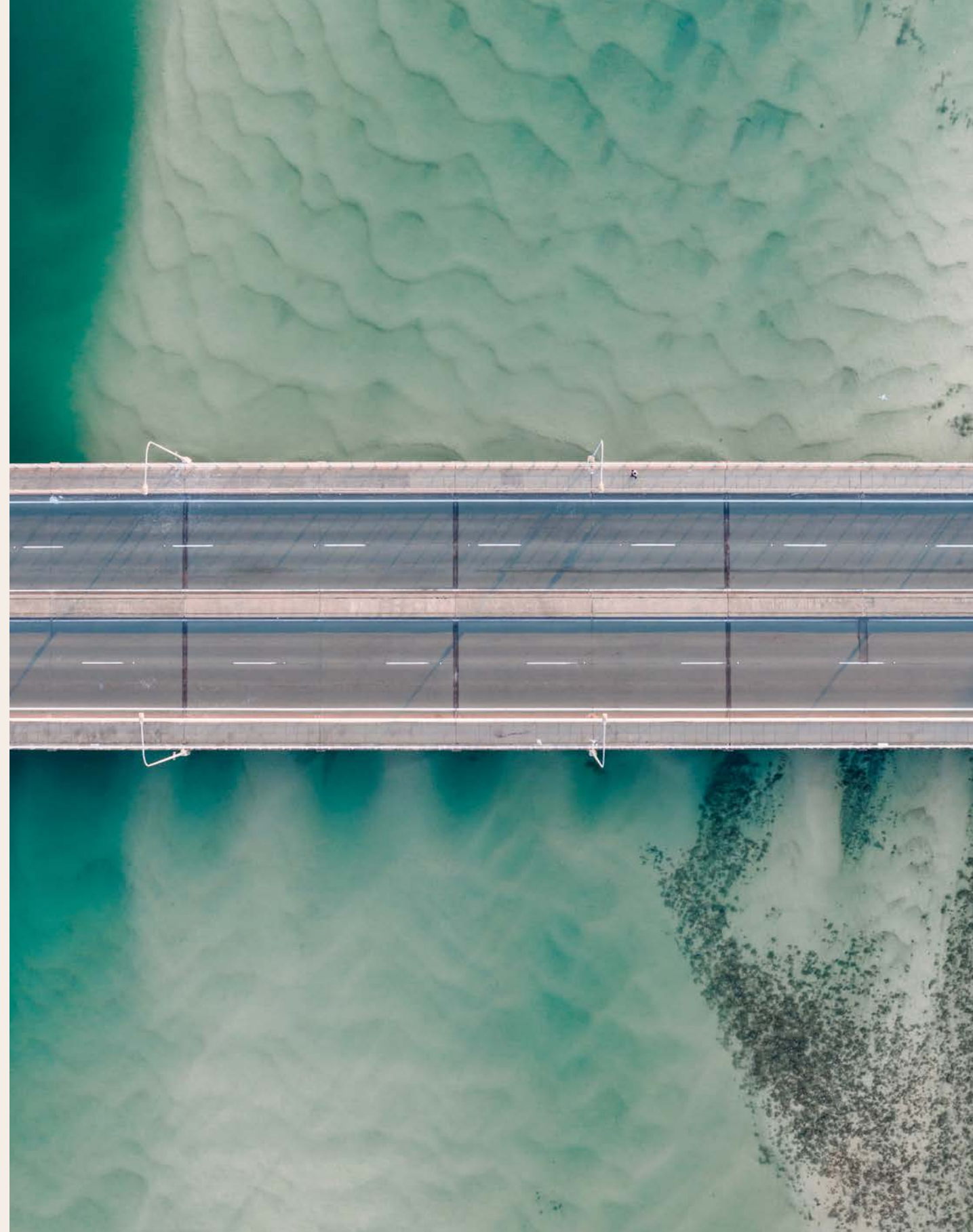
25 Units

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Ourimbah Road, Tweed Heads

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## PERFECTION IN LOCATION

Kirra HQ provides the perfect balance of natural invigoration and convenient connection. Just minutes away from both the sand and the Pacific Motorway, with views outwards to the hinterland, it offers a world of accessibility, simplicity, practicality and consistent inspiration.

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2km to Pacific Motorway

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2.4km to Gold Coast International Airport

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850m to Coolangatta

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1.3km to Kirra Beach

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3.3km to Tweed Heads Hospital

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4.4km to Tweed City Mall

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6.5km to Bunnings

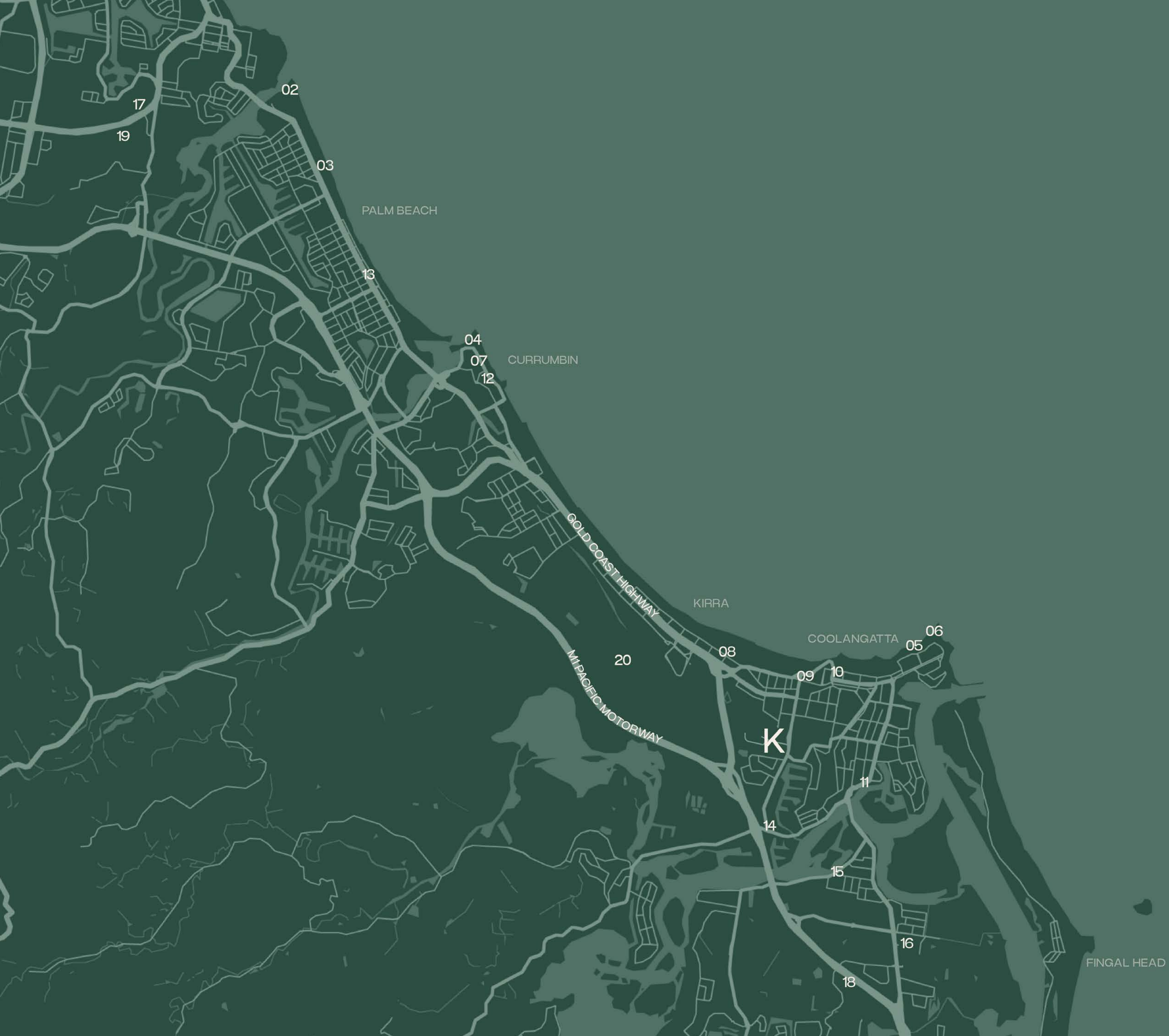
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64km to Byron Bay

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104km to Brisbane

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**K** KIRRA HQ

NEARBY BEACHES

- 02 TALLEBUDGERA BEACH
- 03 PALM BEACH
- 04 ELEPHANT ROCK
- 05 RAINBOW BAY
- 06 SNAPPER ROCKS

PLACES TO EAT + DRINK

- 07 TOMMY'S ITALIAN
- 08 KIRRA SURF CLUB
- 09 SIBLINGS AT KIRRA
- 10 BASKK AT KIRRA POINT
- 11 BAKED AT ANCOR
- 12 BAREFOOT BARISTA
- 13 LAS PALMAS
- 14 HYMN COFFEE
- 15 NEXT DOOR ESPRESSO

PLACES TO SHOP

- 16 TWEED CITY SHOPPING CENTRE
- 17 STOCKLANDS BURLEIGH
- 18 BUNNINGS TWEED HEADS
- 19 OFFICEWORKS BURLEIGH

TRANSPORT

- 20 GOLD COAST AIRPORT

SURFERS PARADISE

KIRRA PRECINCT

KIRRA HQ







GOLD COAST AIRPORT

PALM BEACH

SURFERS PARADISE

KIRRA BEACH

KIRRA HQ



## RELISH IN MODERNITY

Inspired by natural marvel and built with organic materials - Kirra HQ is a commercial space crafted with a distinct connection to the sand and soil.

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Fluid contemporary design

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Dual-level commercial spaces

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On-site parking

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Premium kitchenette and bathroom

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Concrete floors

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25 industrial spaces from 107m<sup>2</sup> - 181m<sup>2</sup>

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Manicured alfresco areas

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Landscaped gardens

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3.6m high roller doors

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High clearance tilt panel up to 8.5m

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## RELISH IN YOUR OWN STYLE

With a variety of sizes and configurations, Kirra HQ offers spaces to suit businesses of all industries and scales. These flexible options provide matchless freedom to tailor and adapt your space to speak the language of your distinct business.









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3.6m roller garage door height with regular door access for flexibility

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Organic outdoor areas that intertwine work with a natural connection

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Minimalist modern design embracing clean lines and fluid geometrics

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High ceilings for ample storage and showroom space

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# KIRRA HQ

## GROUND FLOOR





# KIRRA HQ

MEZZANINE LEVEL



# KIRRA HQ

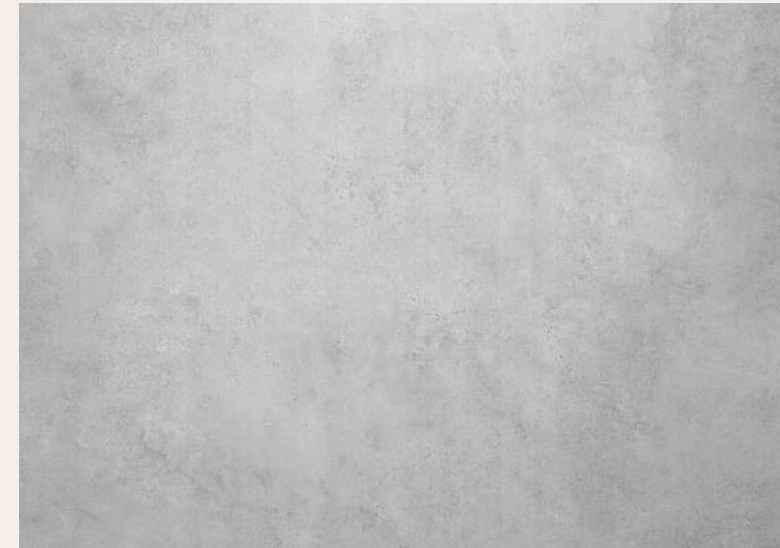
## FINISHES SELECTION - EXTERIOR



### TILT PANEL DETAIL CONCRETE WALLS

Engineered Facade Walls.

150mm Thick / Plain Concrete with Surf Mist whites and Concrete greys with seal coat 3 coat paint system tilt panel sand grit paint



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Engineered Facade Walls.

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### ROOFING / FLASHINGS

Stratco / Zinc & Surfmist White / Zinalume Roof sheeting with Anticon blankett (.55mm thickness) / Roof Flashings powdercoated bronze light in colour



### WINDOW AND FRONT DOOR COLOUR

Main Entry way.

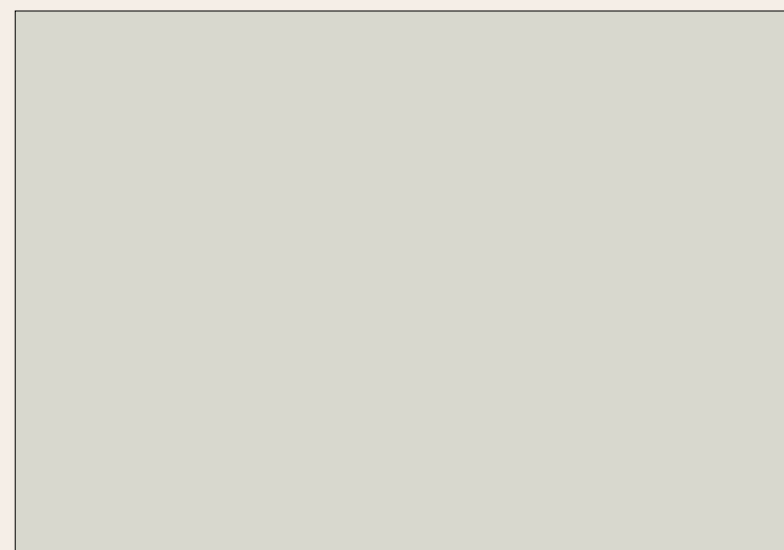
G James or AWS window systems / Surfmist White or light Bronze colour / Commercial grade windows & front doors with Louvre Blades on the Mezzanine areas



### GARAGE DOORS COLOUR

2 remotes censored to each unit.

B&D Commercial / Powdercoated Bronze & Surfmist White / All Roller Doors 3.6m high in clearance / Electric Roller Doors / All roller doors are minimum 3.3m in width



### EXTERNAL PAINTING (PANELS)

Dulux (External) / Surf Mist White (3 Coat System) / 3 Coat wall system to external panels (ACRA TEX Tilt Panel paint system)



### FENCING

Front & Rear Fence

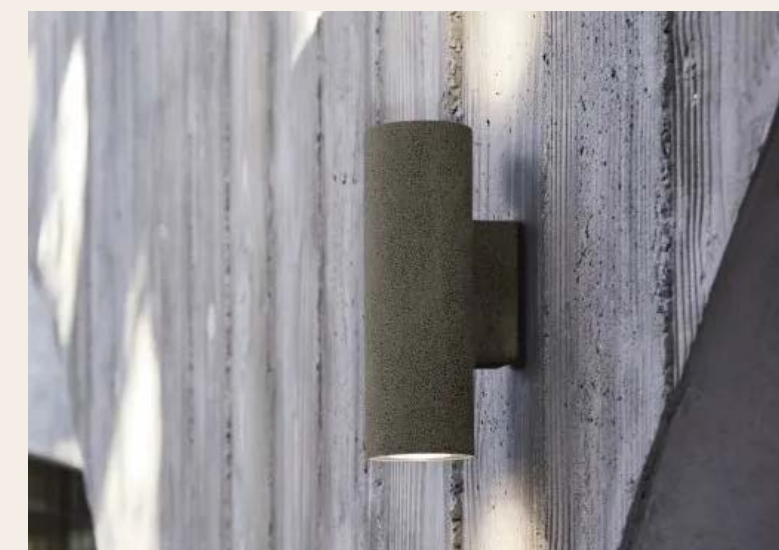
Glass & Co / 50x50 2 batten system Powdercoated / Bronze / Surfmist White / Battens are to be screwed to a black powder coated back frame and post structur



### LETTERBOX

Front Entry.

Communal Letter Box / Powdercoated Black or Bronze



### DOOR LIGHTING

Front Entry Door lighting each warehouse.

Colour Bronze / warm white matched to suit exterior colour contrast to the walls



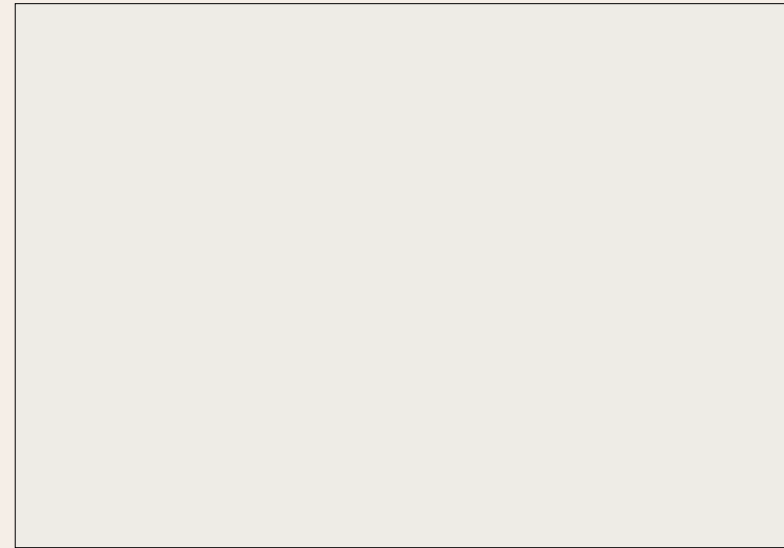
### UNIT NUMBERS

Positioned between the garage door and front door.

Custom made lettering / Light Bronze / Powdercoated Numbers at 500mm in Height

# KIRRA HQ

## FINISHES SELECTION - INTERIOR



### INTERNAL WALL PAINT

Interior Walls, Ceiling.

Dulux Builders White / Builders White General Walls / Low sheen doors, skirting + Architraves / Semi Gloss general ceilings / Matte ceilings

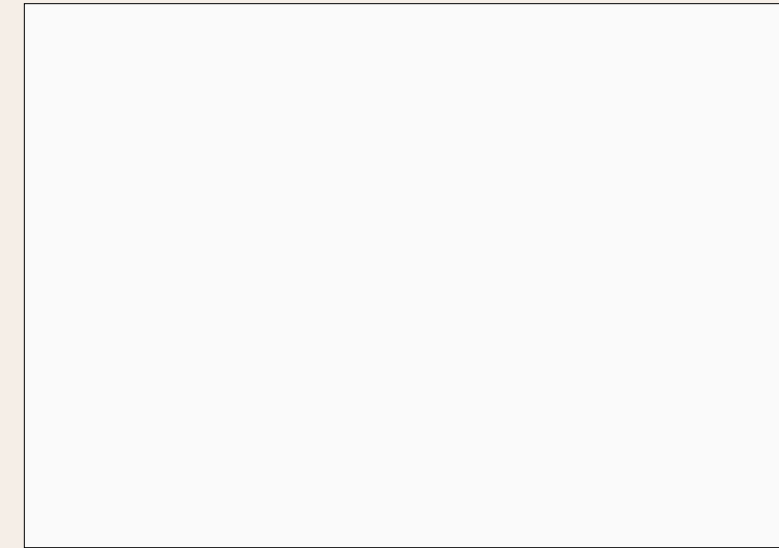
*\*Internal tilt panel walls not painted.*



### JOINERY

Kitchen Joinery - GF

Poly Tec Prime Oak/ 2400mm in length cabinetry on ground floor & mezzanine Area 1800mm in length



### BENCHTOPS

Kitchen Benchtop

Winter White / Kitchenette areas Stone Bench tops



### FLOOR TILE

All bathrooms

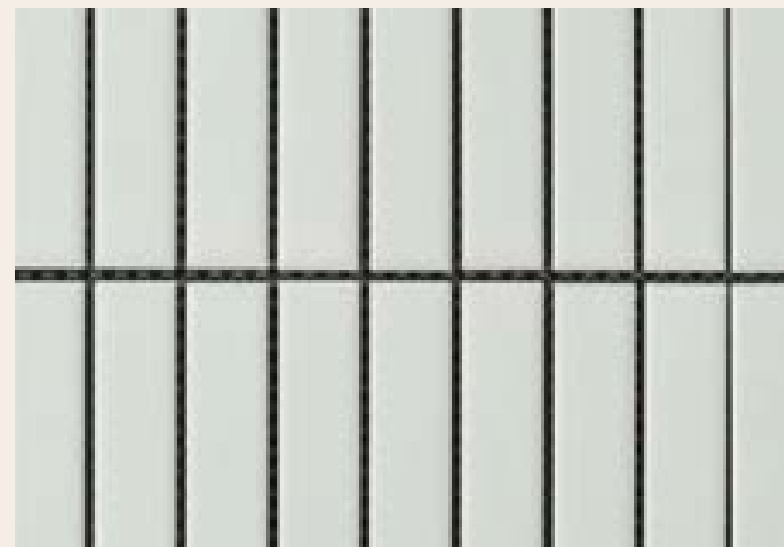
300mm x600mm 10mm thick to bathroom floors / Porcelian / Off White in colour



### HANDRAIL

Staircase & Balustrade

Steel & Glass Co / All stairs (internal and external) to comply with AS1428.1-2009 / Balustrade to Stair case painted White VJ Panelling / 40mm brushed silver hand rails



### WALL TILE AND SPLASHBACKS

Ground & Office Mezzanine Floors

National Tiles / Matt White 150x25



### FLOOR BOARD

Vinyl flooring to staircase



### CARPET GRID TILES

Mezzanine area

Victoria Carpets / Grid carpet tiles / Light Grey Colour / Commercial Grade



### FLOOR FINISH

Ground floor internal units

Boral concrete / 32 MPA Concrete strength / Concrete Burnish Clear sealfinish



### BALUSTRADE

Stair case & mezzanine balustrade

**BY HIPWOOD PROPERTY GROUP**

Hipwood Property Group is a Gold Coast property development group, with a proven track-record for developing commercial properties across the Gold Coast. With this experience, you can enjoy your business space with the peace of mind that it's built to industry-leading standards and thoughtfully designed to enhance your everyday life.

Led by Troy Hipwood, the Hipwood team is united by the core belief that every person, business and brand deserves a place that allows them to become the best version of themselves. Creating the perfect space for you and your team is more than the timber, bricks and nails that hold it together – it's where your biggest ideas find firm footing and your visions transform into a reality before your eyes.





## EXPERIENCE THE WORKSPACE REVOLUTION AT KIRRA HQ

Commenced in Q1 2023

Expected completion in Q4 2023

### SALES ENQUIRIES

Contact our team to request  
further information.

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**Harcourts** Coastal  
**COMMERCIAL**