

A rendering of a modern, multi-story office building with a white facade and large glass windows. The building is situated on a landscaped hillside with greenery and a road with cars in the foreground. The sky is blue with some clouds.

freeway
OFFICE PARK

**INFORMATION
MEMORANDUM**
2728 LOGAN ROAD
EIGHT MILE PLAINS



01 INTRODUCTION

The following is an Information Memorandum pertaining to OPD's Freeway Office Park.

Freeway Office Park is located in one of South East Queensland's fastest growing commercial precincts. The Park offers tenants modern architecturally designed buildings and naturally landscaped surrounds in a great location.

Freeway Office Park Stage 2, offers:

- Unmatched car parking ratios
- 24/7 Building and Office Park security access,
- Excellent access via the Pacific Motorway, Gateway Motorway and Logan
- Road.
- Highly visible location providing excellent signage exposure to the Pacific Motorway and Logan Road.

Freeway Office Park provides its tenants with flexibility and certainty; allowing tailored fit-out solutions on a 'turn-key' basis. OPD will work closely with its tenants, designing and constructing tenancies to suit its tenant's business and operational requirements.

Freeway Office Park continues the OPD model of providing high quality office space in an excellent location.





02 PARK OVERVIEW

Freeway Office Park currently provides in excess of 15,000 square metres of high quality office space. Once complete, Freeway Office Park will provide in excess of 30,000 square metres of high quality office space across Stages 1 and 2.

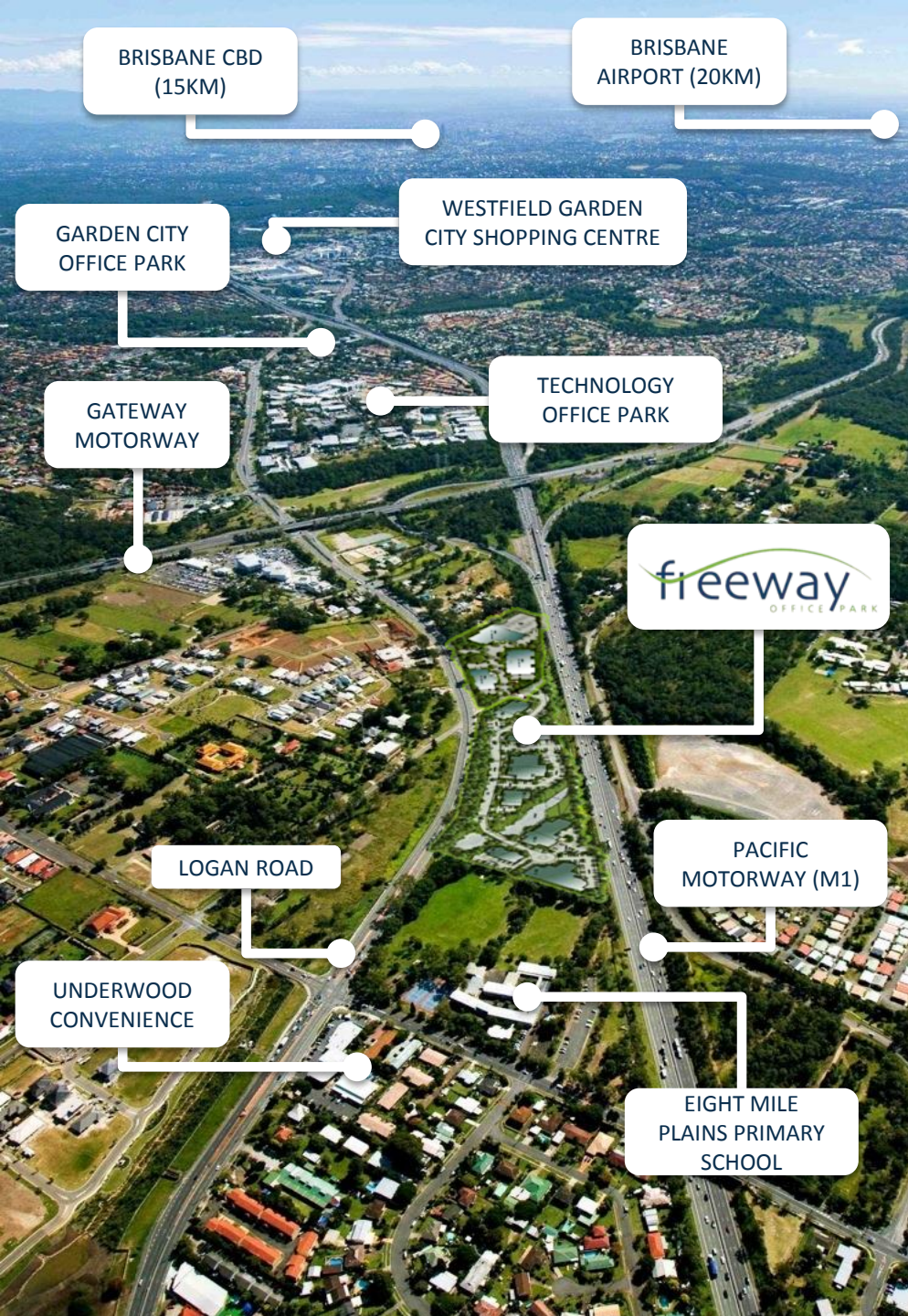
Freeway Office Park continues the OPD model of providing high quality office accommodation, set in an excellent location. The buildings offer extensive floor plates and enhanced design flexibility, allowing tenants to have a tailored fit-out solution.

Freeway Office Park has a total land area of approximately 6.1 hectares, with the buildings covering less than 35% of the site. The site is well treed and incorporates extensive landscaping with a bridged waterway, all of which provides a unique and peaceful setting for employees and visitors alike.

A café is available for staff and clientele, offering alfresco dining with a wide range of food and beverages that caters to any tenant's corporate needs.

Freeway Office Park provides tenants with a strong corporate presence in the area, offering excellent signage exposure along the Pacific Motorway and Logan Road.





03 LOCATION

The Eight Mile Plains/ Mount Gravatt area is one of South East Queensland's most highly sought after commercial locations, with many large companies opting to move away from the highly congested CBD. The property is strategically located along major road networks, allowing instant access to the Pacific Motorway, Gateway Motorway and Logan Road.

Transportation

The site has good access to public transport. The Boulevard and Underwood bus stops are within walking distance, and provide services to the Garden City Shopping Centre Bus Terminal. An as-required bus service is available and provides a half-hourly bus service for staff and visitors, operating from Freeway Office Park, to the Kuraby Train Station and the Eight Mile Plains Bus Terminal. The proposed Rochedale Bus Station is located 500 metres from Freeway Office Park. The terminal will be a major transport hub, providing services to other major bus terminals including, Brisbane City, Indooroopilly, Carindale, Chermside and Garden City.

Amenities

The newly upgraded Westfield Garden City Shopping Centre (the Major Regional Centre for the area), is conveniently located just 5 minutes away, providing access to over 400 specialty stores, including; banks, post office, eateries/ cafes, and general retail outlets. In addition the Underwood Convenience Centre, is within walking distance and offers a childcare centre, convenience stores and several eateries.



04 COMPANY PROFILE

OPD 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, OPD has now developed in excess of 100,000 square metres of commercial office space. OPD has recently developed an 11 storey building at 757 Ann St in Fortitude Valley, with ABB leasing 6 floors for their new Queensland office. OPD worked closely with ABB to provide turnkey office space, that is specifically suited to their business operations.

OPD's developments provide high quality office accommodation to numerous Blue Chip tenants, including ABB, Samsung, Mazda, Commonwealth Bank, Nestle, Integria and the Queensland Government, to name a few.

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

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



05 SITE DETAILS

Address

2728 Logan Road, Eight Mile Plains, Queensland, 4113

Location

- Eight Mile Plains
 - Direct access to the Pacific Motorway – 15 minutes to Brisbane CBD.
 - Direct access to the Gateway Highway – 20 minutes to Brisbane Airport.

Building Plans

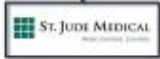
- Please refer to pages 11 & 12.

Surrounding amenities/Transport infrastructure

- Zalis café located in Freeway Office Park, providing alfresco dining and corporate catering.
- 200 metres from the proposed Rochedale Busway Station.
- Close proximity to the newly upgraded Garden City Shopping Centre, offering access to over 400 specialty stores, including; banks, post office, eateries/ cafes, and general retail outlets.
- Walking distance to the Underwood Convenience centre offering access to a Child Care Centre, convenience stores and several eateries.



07 SITE MASTER PLAN



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

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08 AERIAL VIEW

BRISBANE
CBD

PACIFIC
MOTORWAY

ST. JUDE MEDICAL

A CARGILLE
TEYS
JOINT VENTURE

LOGAN ROAD

freeway
OFFICE PARK

integria
HEALTH CARE



09 BUILDING PERSPECTIVE



09 BUILDING PERSPECTIVE





10 CONTACT DETAILS

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Disclaimer:

The information contained in this proposal has been prepared in good faith solely for the interest of a potential purchaser/ lessee to assist them in deciding whether they are sufficiently interested in the site to proceed with further investigations of the site. The information contained in this proposal document is intended as a guide only. A potential purchaser/ lessee should satisfy themselves and to its correctness by such independent investigations as they see fit. While correct at the time of printing, information contained in this proposal document may change without prior notice. OPD regards the contents of this document as confidential and requires all recipients to treat its content as such.

6 April, 2017