

BUSINESS PARK

SOUTH MORANG

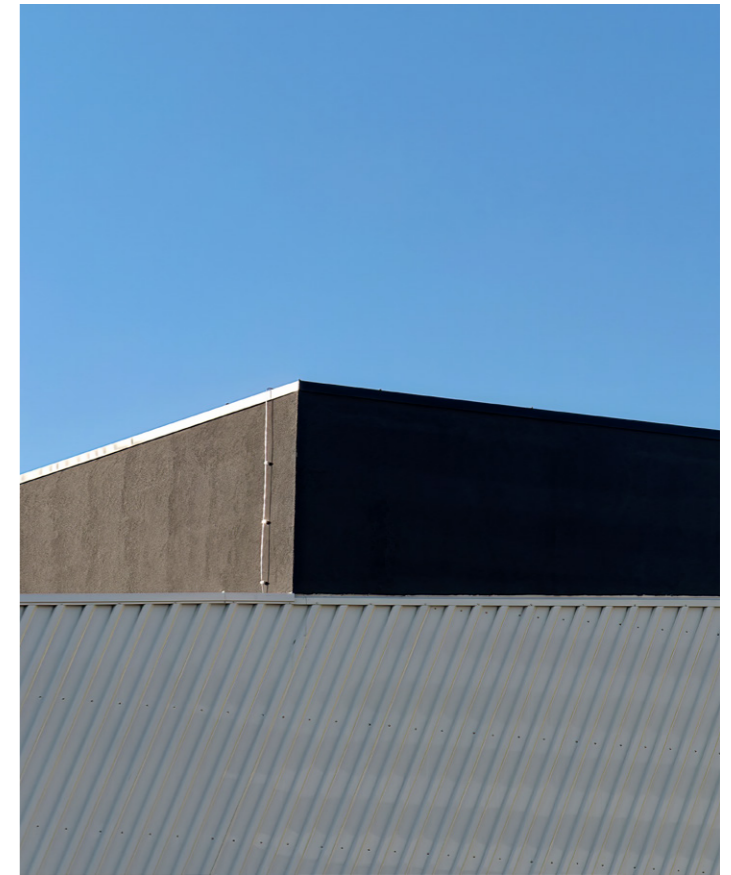
newpoint

Architect-designed warehouses, workshops, offices and storage.



A new direction for South Morang

Introducing Newpoint, a business park that offers what South Morang has been missing until now. Much more than a practical space, Newpoint has been designed by award winning architect, Archsign, as a multi-use development that combines function with form.



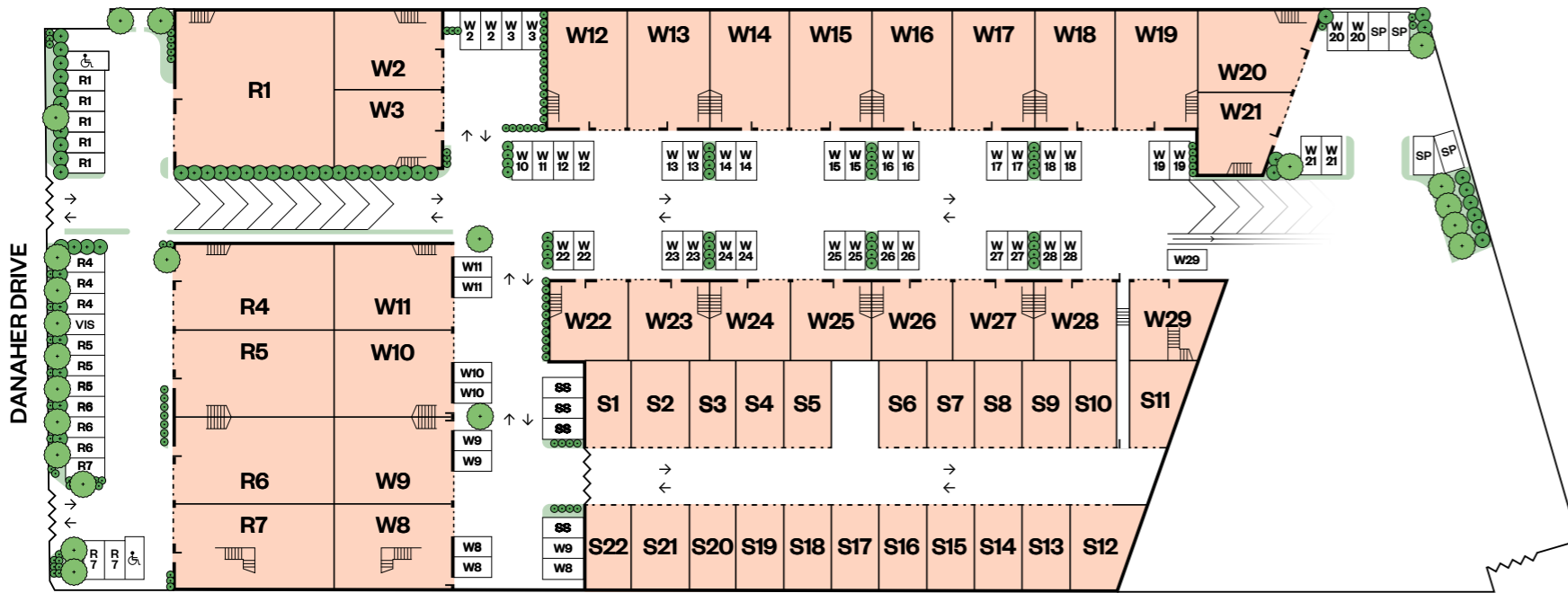
Newpoint offers 29 office/warehouse spaces, 22 storage units and 12 office suites best described as industrial chic.

The different premises have been designed using an array of materials. These include ceiling tall glass windows, flooring of coated concrete, carpet or tiles, with Victorian Ash tread. Add to that finishing touches throughout in stone, stainless steel and contemporary matte black. All complete with on-site parking and extensive mature landscaping.

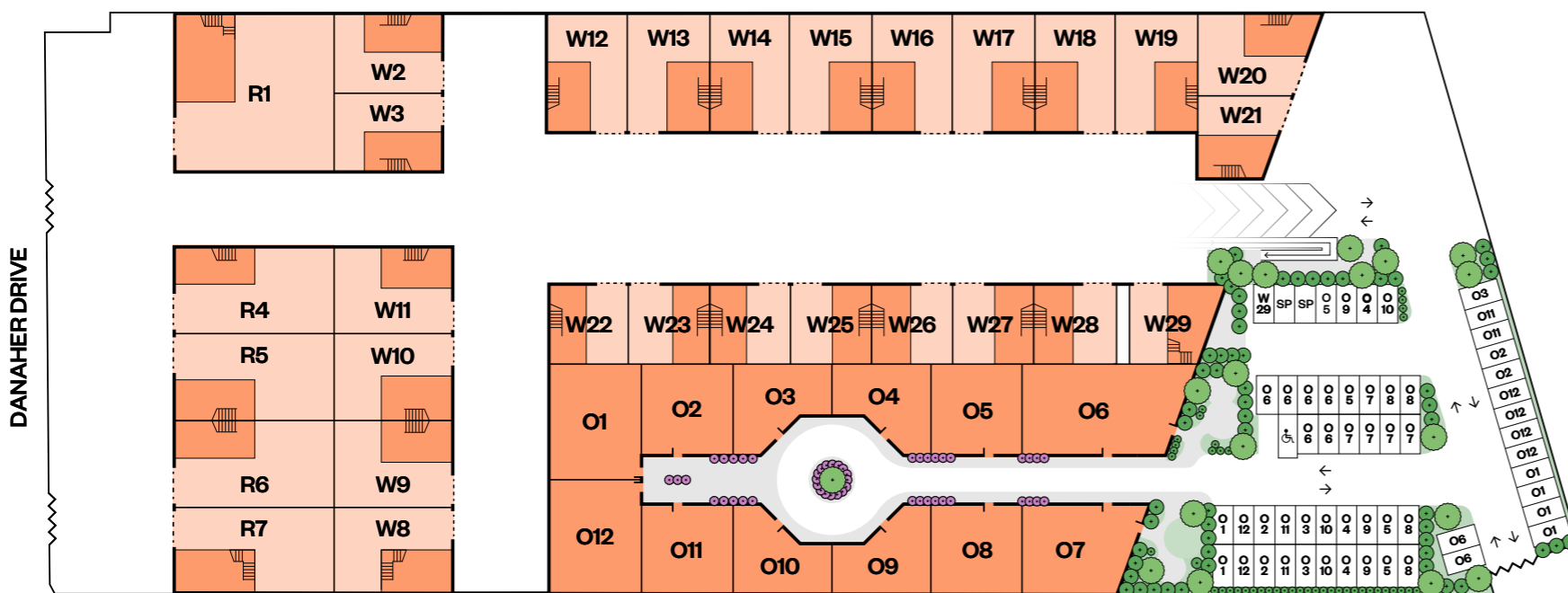
Your new business front, your new working space, or that new direction you need to take. This is Newpoint. Now selling.

The workplace for thriving SMEs

Newpoint is designed for businesses wanting to make a statement about where they are now and, more importantly, where they are heading. Comprising 63 lots in total, 29 office/warehouses, 22 storage units and 12 office suites, you'll join a collective of companies taking it to the next level.

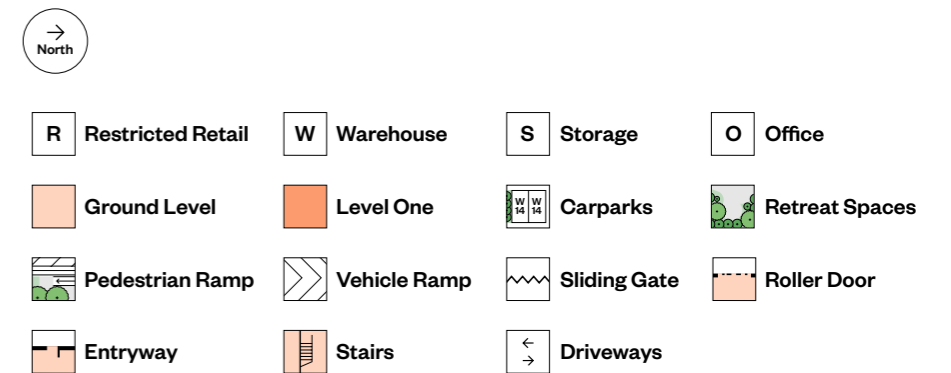


Ground Level



Level One

- Easy access
- Inviting street presence
- Highly functional spaces
- End of trip facilities
- Architect designed
- Extensive landscaping
- Secure
- Premium finishes: stone benchtops, electric roller doors, mirror splashbacks, matte black fixtures
- Sizes and price points for a range of budgets

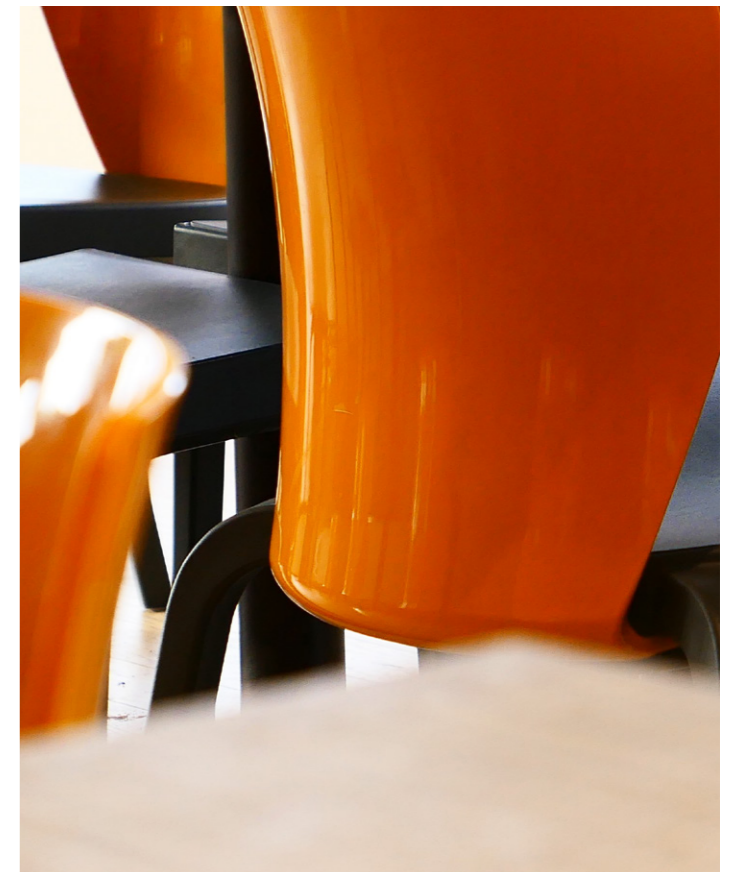


An inviting business front



First impressions count with customers and when recruiting staff. For this reason, Newpoint will be planted with mature trees—Grapeleaf Fullmoon Maple and Silver Weeping Pear. It will boast mature shrubs—Glossy Abelia, River Wattle, Bottle Brush, Mexican Orange, Fringe Flower and Sweet Viburnum. Add to that strappy-leaved plants and grasses including Little Jess Flax Lily, Wild Iris and Spiny Headed Mat Rush, along with the stunning Crimson Glory Vine. These plants will be complemented by walkways, retaining walls, arbours and creepers to soften the industrial edge and ensure an inviting business front.

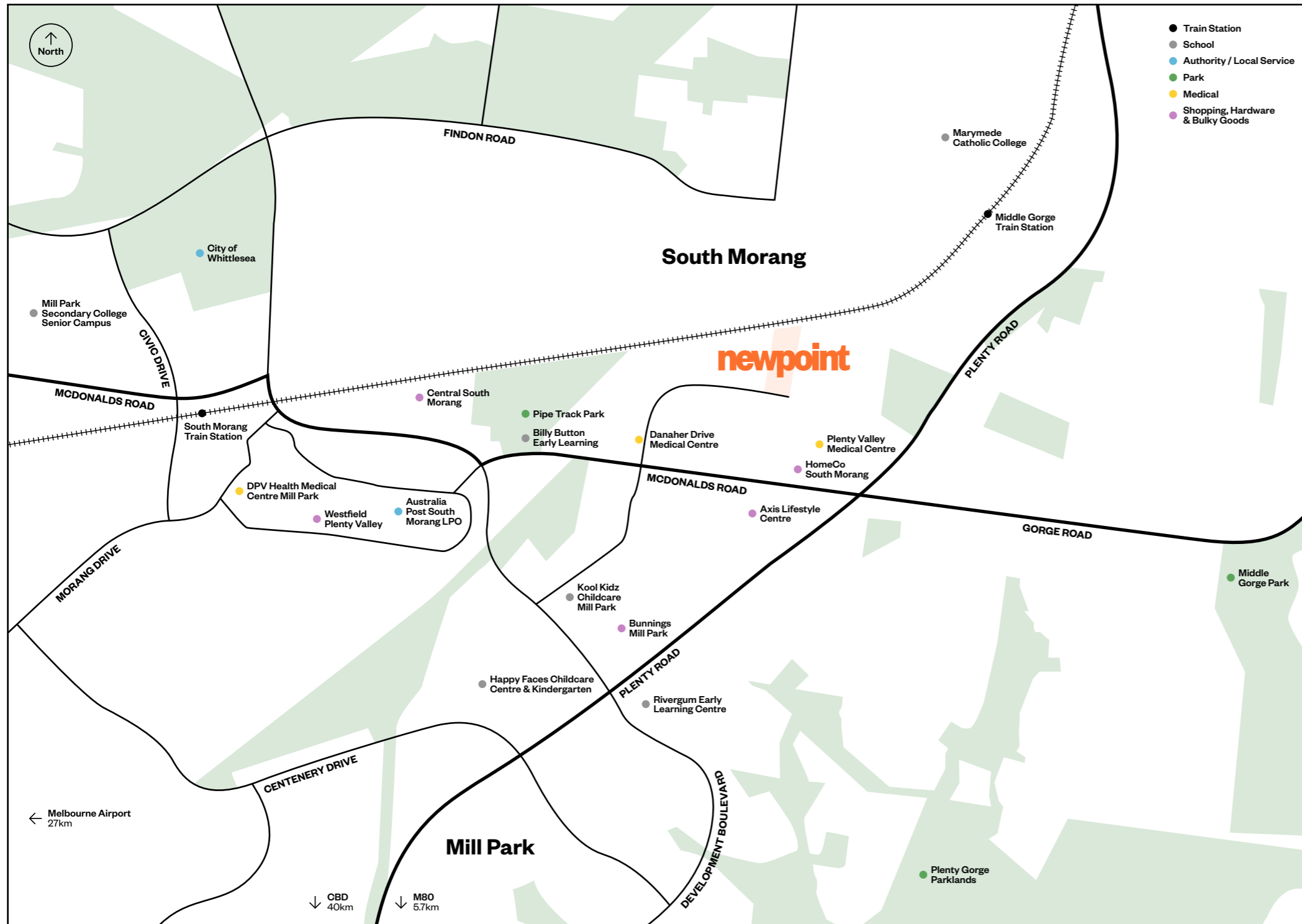




Located in the hub

Being on Danaher Drive, Newpoint is surrounded by large and established businesses. Hyundai, Dulux, Bunnings, Toyota, Mazda, KIA, Spotlight, Repco, Bridgestone, Amart, Snooze, Axis Homemaker Centre, and Westfield Shopping Centre are all nearby. They don't compete with Newpoint but they will provide a sizeable passing trade or add to your customer base.

It also means you are well placed in terms of road access and major links. In fact, Danaher Drive is considered part of the Whittlesea Council's future transport network and, as such, will be right in the hub of this increasingly thriving zone.



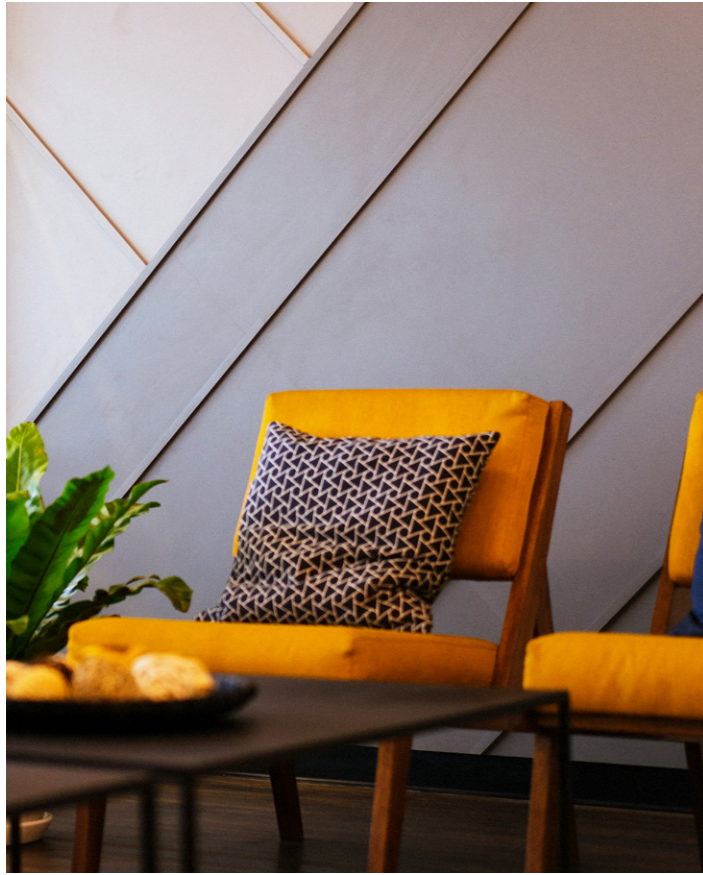
- Convenient to the CBD
- Even closer to the Melbourne Airport
- Easy commuter access via Metropolitan Ring Road, Western Ring Road and M80



Developed by V-Leader

V-Leader is a privately owned, integrated Australian property business. In an industry dominated by purely commercial interests, we believe in providing a more thoughtful approach. Through communication and collaboration, we engage with our stakeholders and prospective purchasers to create places which deliver enduring value. Along with our successful mixed-use projects, we develop land, residential and early learning centres, all of which we are very proud.





Newpoint's builders are experienced in delivering safe, sustainable construction solutions for industrial and commercial projects of all types. Knowing that what happens behind the scenes is just as important as what happens onsite, LSR has invested heavily in skilled people, proven processes and technologies. For you this means quality control and on time deliverables.

archsign

Newpoint is designed by multi award winning architects, Archsign. The blend of astute commercial thinking and exceptional architectural capability has made Archsign 'The Design Partner of Choice'. Leveraging their knowledge of current market demand and the latest directions in aesthetics and inclusions, Archsign has a pedigree in large-scale developments and a reputation for ensuring enduring value.

NAI Harcourts

As Australia's fastest growing real estate company, NAI Harcourts aims to create value for sellers and purchasers alike. With expertise in commercial, residential, rural and lifestyle property marketing and sales; business broking, urban projects and property management, they have earned an enviable reputation for their commitment to deliver, their participation in the community and for the personalised service they provide.

