



BUILDING 1
BROOKWATER
HEALTH HUB



22 MAGNOLIA DRIVE
BROOKWATER QLD
AUSTRALIA



BROOKWATER HEALTH HUB

OPD Developers proudly present this sales information memorandum for Building 1. Building 1 is a premium building in Brookwater Office Park, Brisbane's premier office park.

Brookwater provides:



STRATEGIC LOCATION, ACCESS & AMENITY

- Immediate access to Greater Springfield's largest arterial roads
- Great amenity within and nearby the Office Park



TAILOR-DESIGNED PREMISES

- Flexible arrangements to buy or lease premises to meet your business's unique requirements



CAPABILITY

- OPD has a successful track history of delivering premises to a wide variety of clients

LOCATION

IMMEDIATE ACCESS TO QUEENSLAND'S MAJOR ARTERIAL ROADS

The Greater Springfield area is the urban development success story of Queensland. Strategically located within the triangle formed by Brisbane, Ipswich and the Gold Coast; Greater Springfield is the State's fastest growing area. Its location on the Centenary Motorway means that it provides access to the growing population living South West of Brisbane. It is located 30 minutes from Brisbane on the Centenary Highway, and 10 minutes from Ipswich along Augusta Parkway.



27 KM

TO BRISBANE CBD



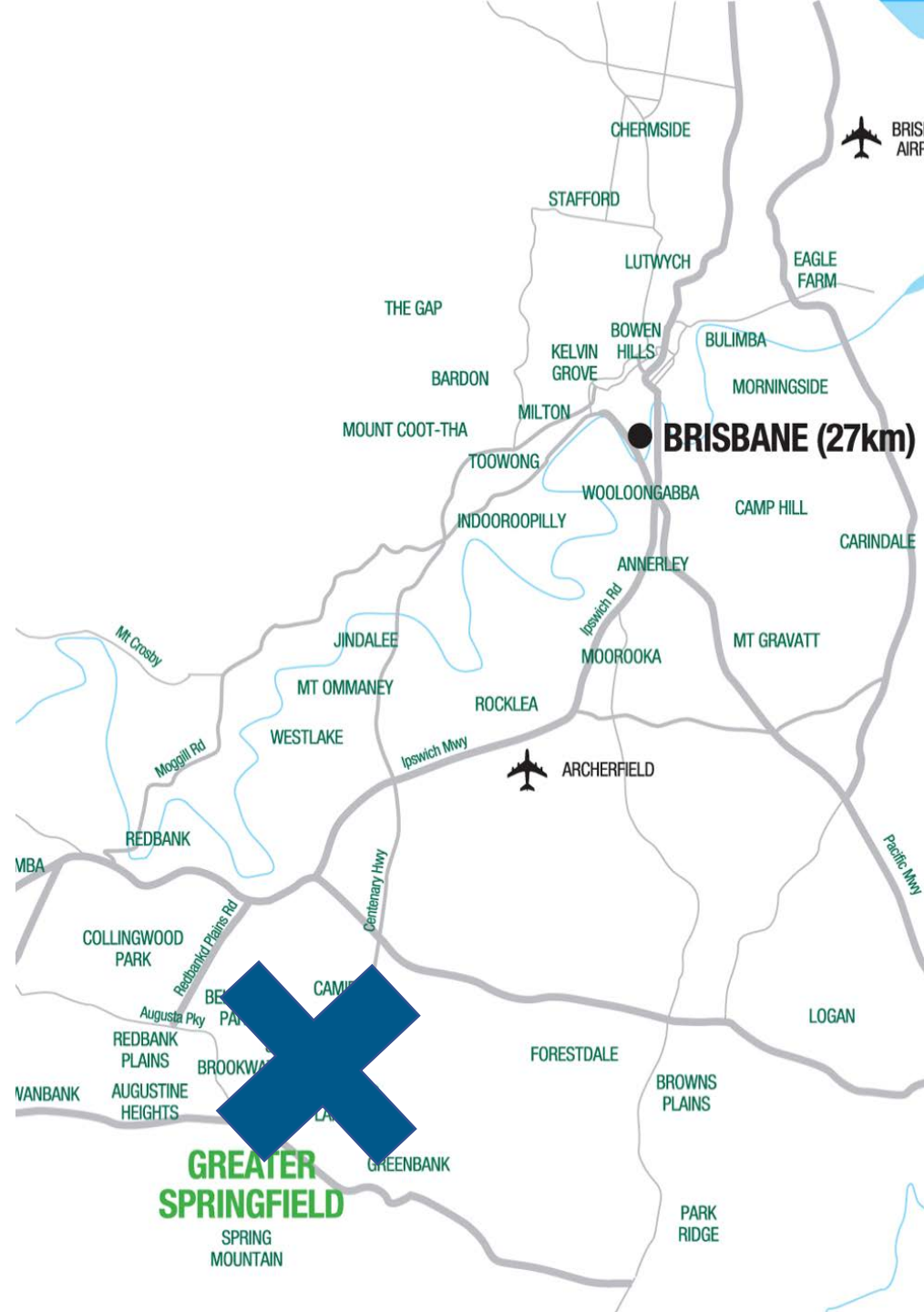
64 KM

TO GOLD COAST



47 KM

TO AIRPORT





EXCEPTIONAL ON SITE PARKING

Brookwater Office Park offers abundant car parking to ensure that its occupants capitalise on the surrounding road network.



4/100M²
CAR PARKS TO
OFFICE SPACE



CONVENIENT ACCESS TO PUBLIC TRANSPORT AND NEARBY AMENITY

The Greater Springfield area is the largest private development in Australia. The area has already undergone significant development, with the introduction of the Springfield CBD, several housing developments, school precinct, retail hub and public transport systems.

Proximity to Orion Shopping Centre, offering access to over 100 specialty stores, including; banks, post office, eateries/cafes, and general retail outlets. The Greater Springfield area has access to 83% of Brisbane's metropolitan workforce within a 30 minute drive.



WITHIN 5KM
BUS STOPS &
TRAIN STATIONS



ON-SITE
PROJECT SPACES &
MEETING ROOMS



PARK SETTING AND ON-SITE AMENITY

A TRANQUIL PARK ENVIRONMENT

Brookwater Office Park’s superbly landscaped setting provides ample amenity and encourages a vibrant community atmosphere for staff and visitors alike. The extensively landscaped site features multiple outdoor breakout areas and ample visitor car parking.

Brookwater also provides an on-site café, offering a wide range of food and beverages. The café offers an alfresco dining area, as well as various corporate catering services.



1.4 HECTARES
SITE AREA



OVER 70%
OF SITE AREA
LANDSCAPED



On-Site
SERVICED OFFICES &
PROJECT SPACE

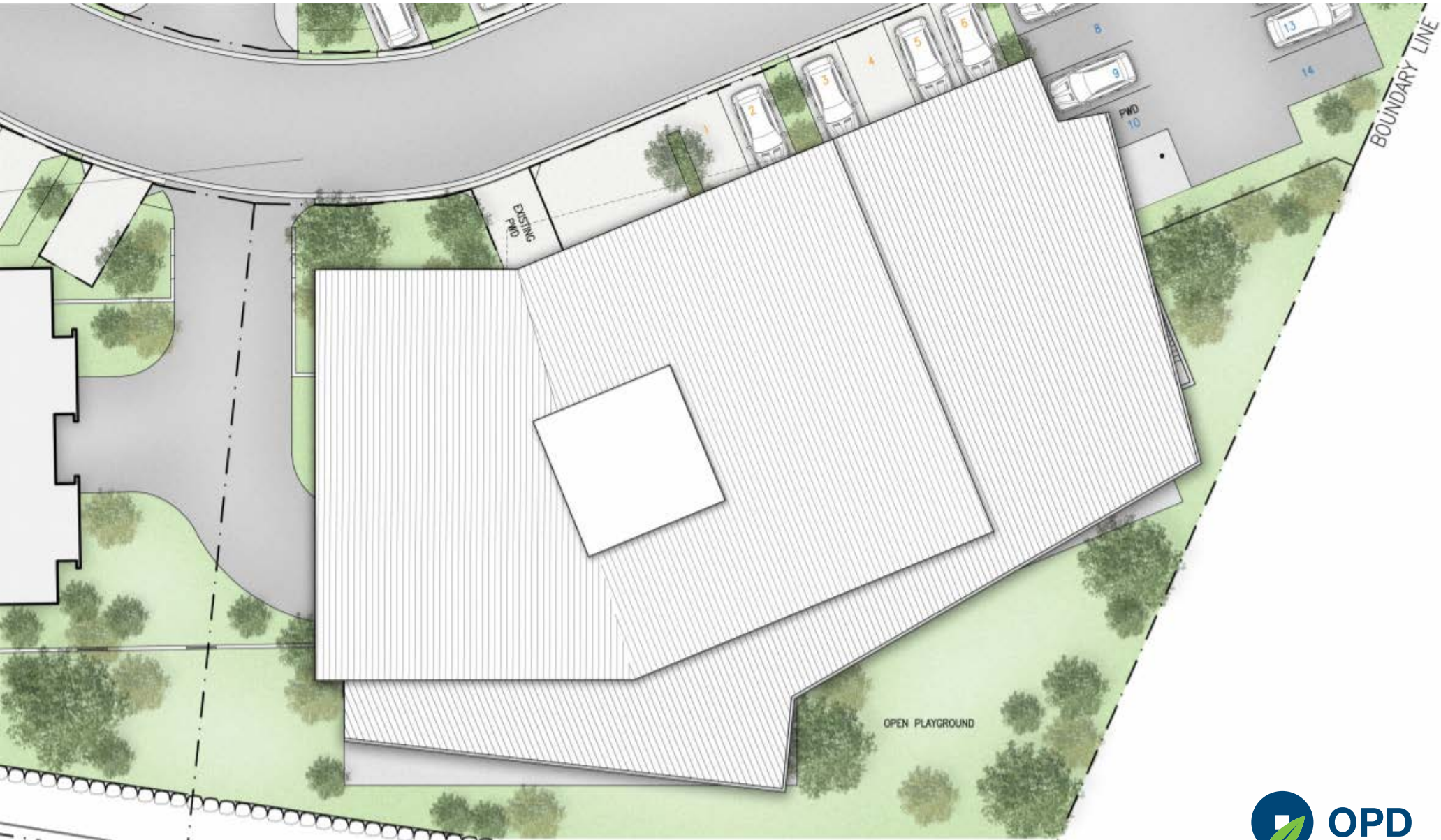


MASTER SITE PLAN



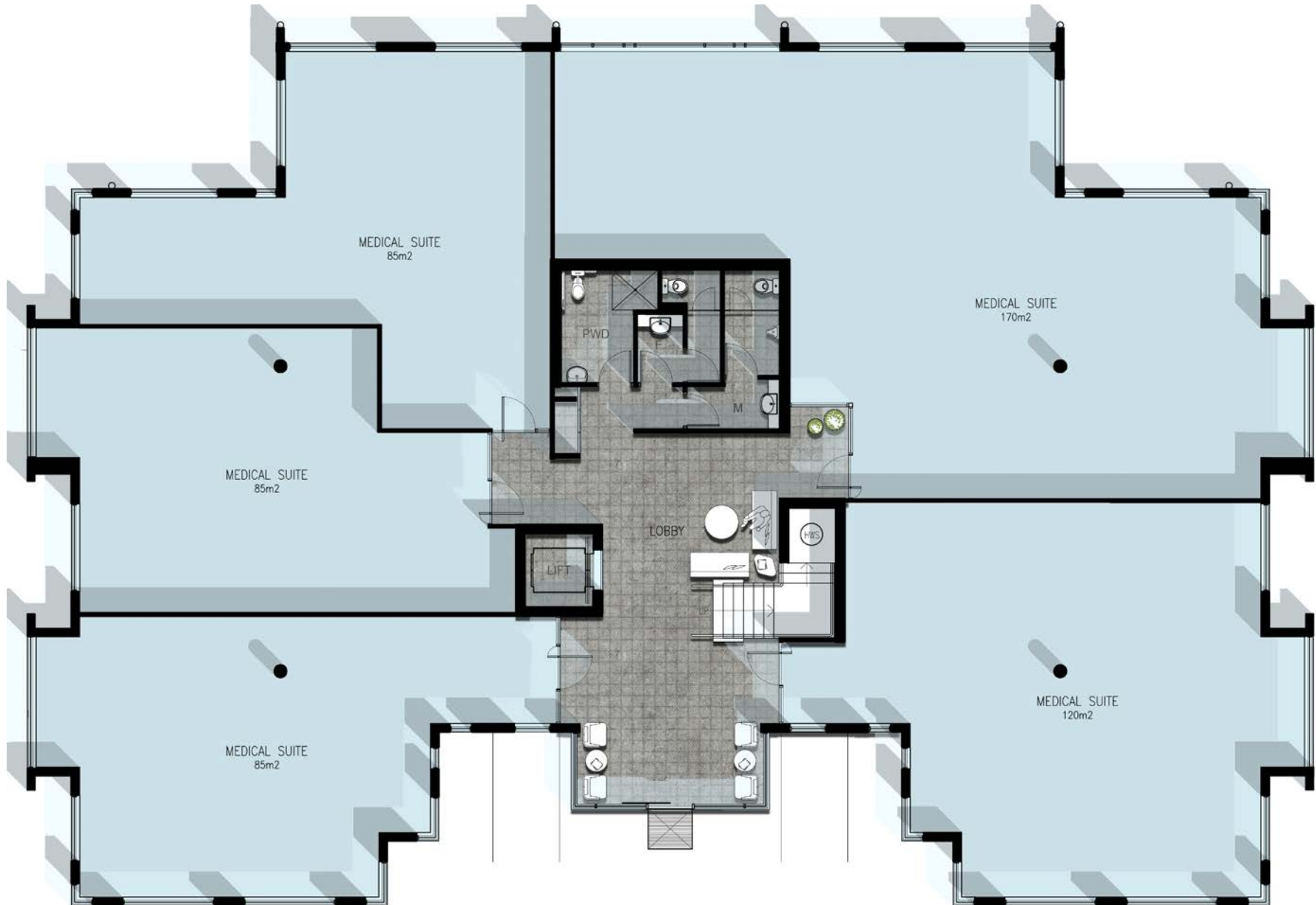


SITE PLAN

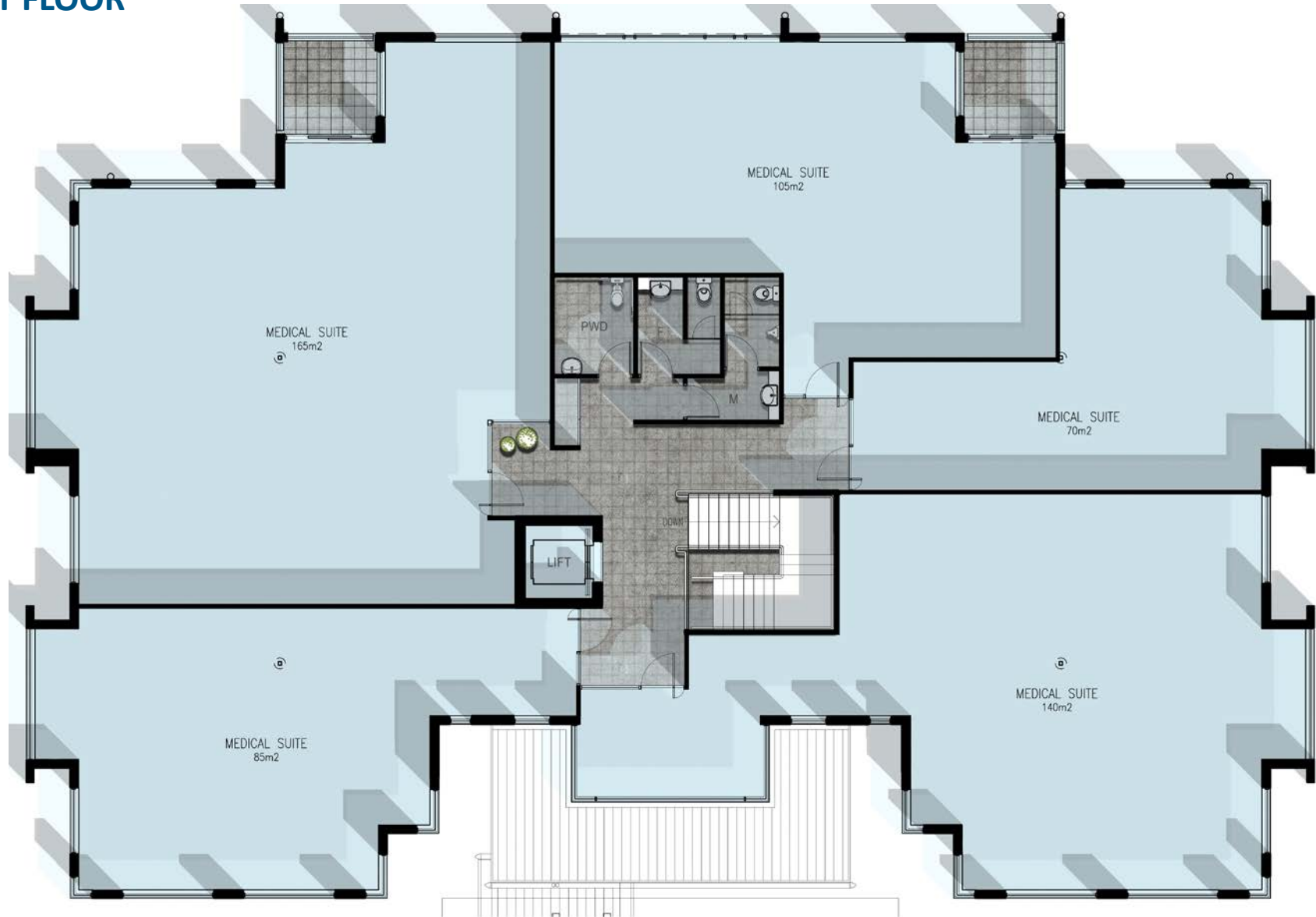


PLANS

GROUND FLOOR



PLANS
FIRST FLOOR



PLANS
BASEMENT



BUILDING DETAILS

BUILDING DESCRIPTION

- New A-grade office accommodation that can be modified to suit the user

BUILDING AREA

- 970 square metres ground floor
- 690 square metres first floor
- 1,660 square metres total floor area

CAR PARKING

- 46 parking bays on site
- 5 on grade (including SRV & Pwd) car parks
- 41 basement car parks

BUILDING DETAILS

- Two-storey building
- Secure basement below
- Fibre optic connectivity
- 3 Phase power distribution board
- Swipe access to building and basement
- Secure basement parking and on-grade parking
- Feature entry foyer
- High quality amenities
- Refer to the full list of specifications appended to this proposal

SIGNAGE

- Signage available fronting Augusta Parkway and Brookwater Golf Course

SPECIFICATIONS

SPECIFICATION FOR THE NEW BUILDING TO BE KNOWN AS BUILDING 1, BROOKWATER HEALTH HUB.

GENERAL

All work to be carried out to the relevant Australian Standards.

All work to be carried out in accordance with the relevant consultant's drawings and specifications.

All Design & Construction works will be Project Managed.

1. SUBSTRUCTURE

1.1 Soil Analysis is to be carried out by professional Geotechnical Engineers. (Report by Douglas Partners available on request.)

1.2 Foundations to be constructed to Engineers detail, as per the requirements of the soil analysis carried out by the professional Geotechnical Engineer.

1.3 Steel reinforced concrete floors as designed and certified by the Registered Structural Engineer.

2. COLUMNS

2.1 Steel reinforced concrete columns to Basement and Ground floor levels.

2.2 Structural steel columns to First floor level.

2.3 All columns designed and certified by the Registered Structural Engineer.

2.4 All steel columns clad with steel sections and plasterboard linings.

3. UPPER FLOORS

3.1 Steel Reinforced concrete floor designed by the Registered Structural Engineer.

4. STAIRCASES

4.1 Steel reinforced concrete stairs between all levels.

4.2 Glass balustrades complete with stainless steel handrails to foyer areas.

4.3 Structural steel external stairs at exit areas complete with aluminium balustrade and handrails.

SPECIFICATIONS

5. ROOF

- 5.1 Structural steel roof structure designed by the Registered Structural Engineer.
- 5.2 Colorbond lysaght roof sheeting.
- 5.3 Colorbond fascias.
- 5.4 Colorbond gutters sized by the Hydraulic Consultant

6. EXTERNAL WALLS

- 6.1 Steel reinforced blockwork walls. 20MPa core filling. All as designed by the Registered Structural Engineer.
- 6.2 Scrub fine render.
- 6.3 Render painted with 2 coats of Acratex Sedona or similar approved.

7. WINDOWS

- 7.1 6mm Grey glass window system with 50x20mm slimline perimeter section.
- 7.2 Glazing shall be obscure glass to toilets with clear float or clear glass to other windows in accordance with Australian Standards requirements.

8. EXTERNAL DOORS

- 8.1 Automatic glazed sliding doors to main entry.
- 8.2 Solid core timber door to other exits. Paint finished with 2 coats Dulux Aquanamel Gloss.
- 8.3 Powdercoated aluminium gates for pedestrian access to basement.
- 8.4 Automatic aluminium sliding gates to basement for vehicle access. Sliding gates to be powdercoated.

9. INTERNAL WALLS

- 9.1 Partitioning systems to comprise of either 64mm stud and with 10mm plasterboard either side and 50mm insulation, or 76mm stud with 13mm plasterboard either side and 65mm insulation, or 76mm stud with 13mm plasterboard either side and WR were necessary.
- 9.2 Each office will get glazed windows/ sidelights comprising of 6mm glass and aluminium frame.

SPECIFICATIONS

10. INTERNAL DOORS

- 10.1 Glazed shopfronts and glazed entry doors to tenancies off the foyer area.
- 10.2 Timber veneer internal doors shall be solid core 2650mm high x 870mm wide aluminium frames.
- 10.3 All door furniture selected from the "Gainsborough" Master key - 4600 series key in Lever Lockset range.
- 10.4 All offices will have a 300mm wide viewing panel next to the door comprising aluminium frame and clear glass.
- 10.5 All doors in thoroughfare areas will be complete with a clear glass viewing panel.

11. WALL FINISHES

- 11.1 External walls shall be lined with plasterboard sheeting fixed to aluminium furring channels.
- 11.2 Internal lining shall be painted, one coat sealer with two coats Dulux acrylic PVA (or equal approved).

12. FLOOR FINISHES

- 12.1 Carpets to be selected from standard range supplied by Godfrey Hirst Carpets (Seattle Commercial Range).
- 12.2 Floor tiles to kitchen and reception to be selected from standard 'TilerMade' commercial tile range.
- 12.3 Aluminium skirting to all walls.

13. CEILINGS

- 13.1 Suspended bio-soluble white mineral wool acoustic ceiling tiles with OWA construct Premium, two way exposed grid.
- 13.2 Plasterboard ceilings to reception area, and boardroom area complete with a coffer and bulkhead feature.

14. KITCHEN FITTINGS TO TENANCIES

- 14.1 High quality kitchens as designed by Architect and Interior Designer.
- 14.2 Kitchen joinery units as per the layout shown on the plan.
- 14.3 Cupboards and bench tops to colour specification chosen by Owner.
- 14.4 Abey Project Plus 100 Single Bowl Sink.
- 14.5 Abey Deluxe Kitchen Sink Mixer.

SPECIFICATIONS

15. TOILET VANITIES

15.1 Stone bench tops to colour specification chosen by Owner.

15.2 Toilet doors and vanities to colour specification chosen Owner.

16. PLUMBING

All plumbing works to Hydraulic Engineer's specification.

16.1 Hot water unit as designed by the Hydraulic Consultant to meet Australian Standards.

16.2 External hose cocks as shown on Drawings.

16.3 WC's - Caroma (or similar) suite - number as per drawings.

16.4 Wash hand basin shall be Caroma (or similar) on universal pedestal or similar. Number as per drawing.

16.5 Toilet roll holder adjacent to each WC.

16.6 Hand Dryer/ Towel dispenser to each amenity area.

16.7 Mirror above vanity basin.

16.8 Fire Hose Reels, sized and located to suit tenancy layouts.

17. MECHANICAL

All mechanical works to Mechanical Consultant's specification.

17.1 Air conditioning will be provided, outlets as per the architect's plans. Design as recommended by Mechanical Consultant.

17.2 Four way registers supplied to tile and grid ceiling area. Linear registers supplied to plasterboard ceiling areas.

SPECIFICATIONS

18. ELECTRICAL

All electrical works to Electrical Consultant's specification.

18.1 3 Phase Distribution board on ground floor with Earth Leakage.

18.2 Hot water system connection as required.

18.3 Double GPO to each kitchen bench top as required.

18.4 Single GPO to each kitchen fridge as required.

18.5 Double GPO to external wall of office as required.

18.6 Light fitting to each toilet, stair and store.

18.7 Lights to entrance and terrace.

18.8 1200 mm single fluorescent fitting with diffuser to kitchens.

18.9 1200 mm x 600 mm recessed fluorescent ceiling fitting with diffusers to office areas.

18.10 External security lights on day light switch.

18.11 Double GPO and Triple data point to be provided to each office and workstation as reasonably required.

19. LIFT

19.1 FLS (MP-GO) disabled compliant MRL-Traction lift or equal approved has been included into the contract price, operating from the Basement to the Second Floor.

20. LANDSCAPING

20.1 Landscaping to be provided by the developer, to the same standards as Freeway Office Park.

20.2 Landscaping to be done in accordance with Freeway Office Park landscaping scheme. Which will include:

- Trees (Eucalyptus, Melaleuca, Callistemon, Lophstemon, etc)
- Shrubs (Callistemon, Acacia, Ctinium, Libertia, etc)
- Ground Cover (Cyperus, Eleocharis, Juncus, Lomandra, etc)

TAILOR-DESIGNED PREMISES PREMISES ON A “TURN-KEY” BASIS

OPD has had particular success in sales because we have been able to deliver our clients material savings on their occupancy costs.

OPD specialise in designing, constructing, leasing and selling turn-key commercial developments. OPD has a long history of working with our clients to meet their needs; on time and within budget.

QUALITY DESIGN AND CONSTRUCTION

OPD is proud to put its name to the properties that we have developed. OPD maintains an on-going interest in our office parks, as we continue to own many of the buildings within the office parks, and we continue to manage and maintain nearly all of the buildings in the office parks.

We aim to deliver contemporary designs that provide unique working spaces for our clients. Our buildings include significant glazing to provide plenty of natural light, feature windows, open and inviting foyers, high quality amenities and modern building services.

OPD spends the time up-front to choose quality materials and finishes that ensure our buildings stand the test of time. This includes pursuing various sustainability and maintenance initiatives. The buildings also incorporate a wide range of environmental initiatives such as high-performance glazing, energy efficient lighting and rainwater harvesting.



4.5 STAR
TARGETED NABERS



**RAIN WATER
HARVESTING**



**ENERGY EFFICIENT
GLAZING**

DEVELOPER CAPABILITY

A HISTORY OF BUILDING ASSETS THAT CREATE VALUE

OPD introduced the office park concept to South East Queensland in 1998 when Bill Henderson, OPD's owner and managing director, emigrated to Australia and founded the business. Since OPD's establishment, we have developed nine office parks in prime locations across South East Queensland, along with numerous other projects; from various residential unit developments to an eleven-storey commercial office building on Brisbane's inner-city fringe; 757 Ann Street, Fortitude Valley.

After more than 20 years of developing office parks, we continue to take pride in providing our clients with first-class office accommodation. OPD has developed in excess of 100,000 square metres of commercial office in Brisbane's South alone, accommodating numerous blue chip tenants, including: Medsana GP Clinic, ABB, Samsung, Mazda, Commonwealth Bank, Nestle, Integria, Teys-Cargill and the Queensland Government, to name a few.



With each development, we are determined to deliver great value to our clients, be it tenants, owner-occupiers or investors. We believe this requires us to continue to work on the little things, from working hard in the planning phase to secure approvals that afford us the flexibility to deliver for our clients quickly, to taking the time to foster our long-held relationships with our design team, contractors and suppliers to ensure we continue to deliver a unique product.

CLIENTS



OFFICE PARK DEVELOPMENTS





ADDRESS

BUILDING 6, GARDEN CITY OFFICE PARK
2404 LOGAN ROAD, EIGHT MILE PLAINS
QUEENSLAND AUSTRALIA 4113

LEASING AND SALES INFORMATION

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OPD

building assets, creating value