

FOR LEASE



ZUPP PLACE

64 Marine Parade, Southport Qld

Information Memorandum

THE PROPERTY

Zupp Place: Southport's Premier Business Address

Zupp Place is situated at 64 Marine Parade Southport. It is a commanding 9 storey building which overlooks the picturesque Broadwater. Since purchasing the building, Zupp Property Group has undertaken a comprehensive refurbishment plan to provide first class tenancy services, significantly enhancing the building's aesthetics, safety, client amenity and environmental management features.



Refurbishment includes

- Full assessment and refurbishment of all building plant and equipment.
- Identification, installation and certification of new fire alarms, sensors and infrastructure.
- Assessment and replacement of the building's two lifts.
- Installation of best breed gardens and watering systems.
- Lighting, painting, signage and aesthetic upgrades.
- Refurbishment of external façade, courtyards and entryways.
- Remodelling of internal ground floor lobby and entrances.
- Complete refurbishment of 2.5 floors to A Grade standard.
- Replacement of building management system.

Our intention is to provide tenants and their guests with prestigious office accommodation which offers optimum personal comfort, convenience and safety features, together with the flexibility to match tenants' specific business and staff requirements. Zupp Property Group intentionally set out to redevelop 64 Marine Parade into Southport's premier business address. We now invite you to judge whether we have succeeded.

Zupp Property Group places the highest importance on attracting and retaining the best quality tenants. This is achieved by offering tenants value for money real estate propositions, supported by the highest levels of customer service. We would be pleased to introduce you to existing tenants who can relate their own experiences of working with the team at Zupp Property Group.

Zupp Property Group is a privately-owned Queensland company which controls a significant portfolio of properties throughout south east Queensland. The group develops and acquires assets for the long term – meaning assets are continually maintained and improved. This building has been proudly named 'Zupp Place' on its refurbishment in recognition of the Group's Chairman and Co-Chairman, John and Wendy Zupp, who have been intimately involved with its transformation into "Southport's premier business address".



LOCATION OVERVIEW

Southport is the traditional heart of the Gold Coast. Its central location, history and size underpin its enduring position as the city's dominant commercial office environment and Central Business District. Southport is currently undergoing a development renewal. Construction of the Gold Coast light rail, Commonwealth Games facilities, the Broadwater Parklands, Chinatown and a host of private development has attracted worldwide attention.

The Queensland Government has declared Southport a Priority Development Area which further cements its place as the definitive centre for commerce on the Gold Coast.

Zupp Place is not just about business. It is ideally located to take advantage of all that the Gold Coast has to offer. From the breathtaking views of the Broadwater parklands and Pacific Ocean to the East; the health and knowledge precinct to the West; the entertainment and dining hubs of Broadbeach and Surfers Paradise to the South; and fast growing residential communities to the North: Zupp Place is truly located in the heart of the Gold Coast.

There is an abundant amount of staff and business amenity in the immediate precinct.

These Include:

Gold Coast City Council Car Parks (2)	50 metres
Gold Coast Aquatic Centre (public pools, gymnasium, conference facilities and restaurant)	150 metres
Bus Stop	200 metres
Australia Fair Shopping Centre	300 metres
Southport Court House	370 metres
Light Rail Station	470 metres
China Town	520 metres
Southport Central	700 metres
Smith Street Motorway (direct access to M1)	2.4 km
Gold Coast University Hospital	4 km
Griffith University	4 km



BUILDING SERVICES



Car Parking

The building enjoys excellent secure car parking, over 2 levels, and an external gated podium offering 1:75sqm allocated car bays, all accessed from Cloyne Road. The podium level spaces can be accessed by swipe card or key pad which enables tenants to provide their visitors with convenient efficient entry to the building. In addition, the precinct offers abundant metered street and public carpark parking.

Lift Services

The building is serviced by two lifts. These lifts provide access to and from the basement and all levels and have been fully upgraded.

Communications

Zupp Place has a range of pre-planned solutions to meet tenants' IT and communications requirements.

- Very fast fibre optic service speeds (up to 1Gb/s) are readily available through major Internet Service Providers (ISP) Telstra, Optus and APT, and through locally-sourced and tested ISP relationships with Telstra Business Centre, GCOMM and Spiderbox.
- Ethernet Over Copper (EOC) services up to 40Mb/s upload and 40Mb/s download.
- ADSL2+ solutions are available with very fast speeds due to the Southport CBD location (20Mb/s +).
- Small to unlimited data upload and download packages
- ADSL2+ to large fibre optic solutions for cloud-based businesses with IP phone systems
- No minimum or maximum user numbers
- Set up and installation is possible within 2 weeks in most circumstances.

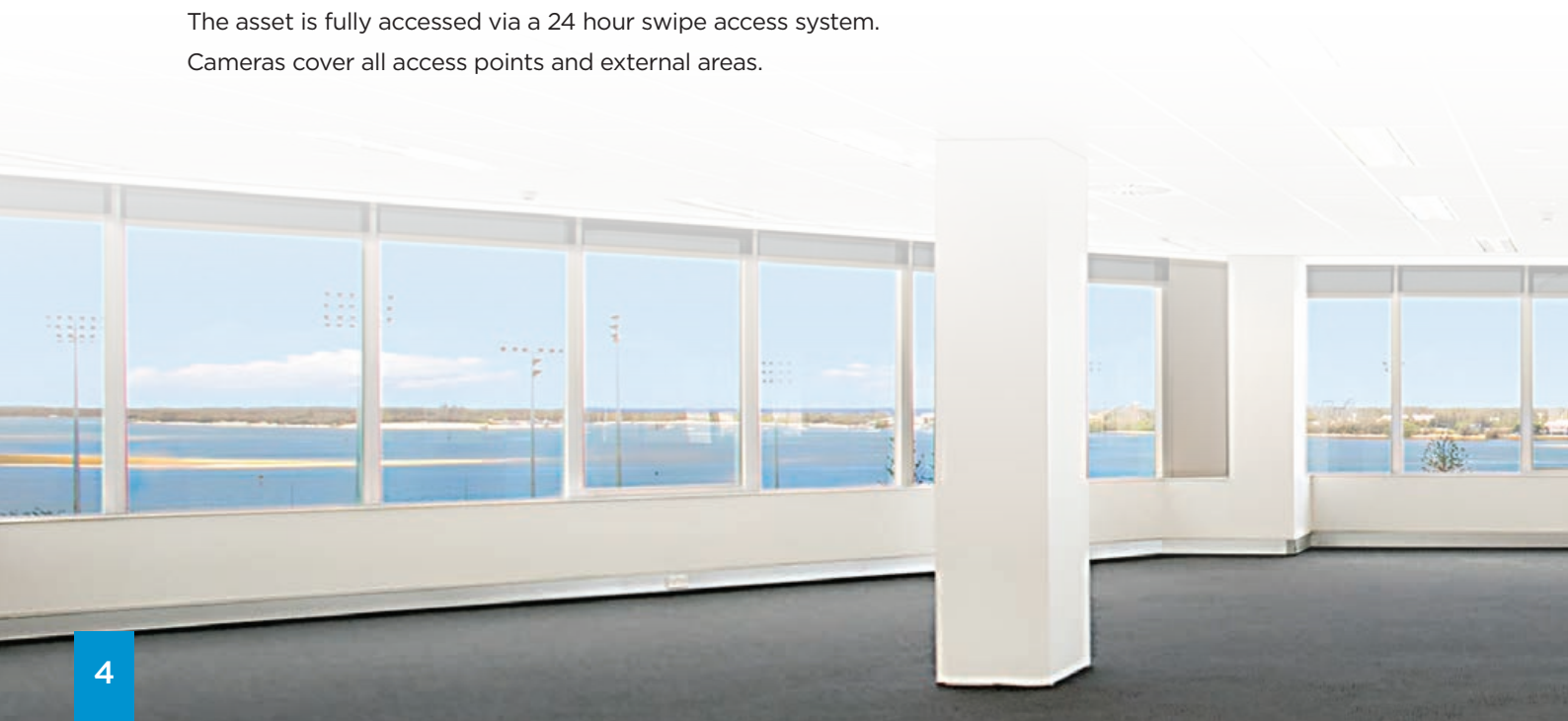
Fire Services

Fire systems are installed throughout the building and include fire hydrants, hose reels and smoke alarm systems installed on every floor. Fire extinguishers are also strategically located throughout the building.

Security

The asset is fully accessed via a 24 hour swipe access system.

Cameras cover all access points and external areas.





Air Conditioning

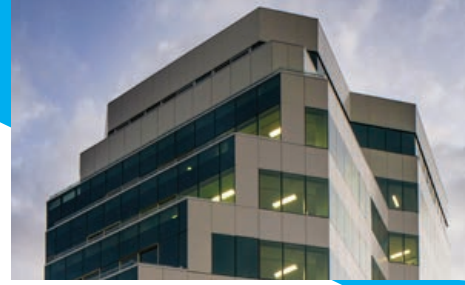
The office areas are fully air conditioned via a ducting system incorporated within the suspended ceiling and distributed by ceiling ducts with one handling unit per level. These units are provisioned by a roof mounted cooling tower. Incorporation of VAV's and sensors controlled by our new state of the art building management system allow 24/7 monitoring and optimization of each premises' environmental conditions.

The Building Offers

- Highest quality finishes.
- Custom designed open plan and fitted out tenancies from 60sqm to 600sqm.
- Convenient secure vehicular access.
- Excellent access to all modes of transport, including car, bus, light rail, cycling and pedestrian.
- State of the art building management, life safety and security systems.
- Range of high exposure signage opportunities including lobby LED display screens.
- Abundant natural light to all tenancies.
- Extensive Broadwater views.
- Unsurpassed landscaped gardens and surrounds.
- Ultimate premises flexibility.
- Zupp Property Group management.







LOCATION

ZUPP PLACE

64 Marine Parade, Southport, Qld. 4215



Disclaimer

This Information Memorandum has been prepared by Zupp Property Group (Zupp Property). This document is intended as an introduction only to the property and is not to be relied on as a guarantee of performance of the property.

Whilst every care has been taken in preparing this document, Zupp Property have not verified the accuracy of the information or sought to have the information independently verified. Zupp Property takes no responsibility for any errors or omissions, if any, in this document.

All maps and areas are approximate only and should be treated as a guide only. All plans and depictions included in this document are indicative only. Plans are subject to change without notice. All depicted developments and uses are subject to council approval. The operations and information contained in this document are not intended to constitute specific advice and therefore should not be relied on for any purpose. Potential tenants should make their own enquiries and seek appropriate independent expert advice in order to verify the statements and facts contained in this document.

Accordingly, Zupp Property makes no representations or warranties of any kind, whether express or implied in relation to the content of this document.

Zupp Property will not accept any liability or responsibility for any loss or damage of whatever nature suffered by any person or corporation seeking to rely on any information, advice, disclosure or other matter provided in this document by any party relying on this document.

This document is provided in confidence and is for the sole use of persons to whom it is provided by Zupp Property or its appointed agents. It may not be disclosed or used by any other party without the prior express consent of Zupp Property.

COPYRIGHT - The copyright in this information memorandum vests in Zupp Property Group.





Z U P P P L A C E

Contact:

For more information on Zupp Place, please contact us on 1300 00 ZUPP or visit our website www.zuppproperty.com.au to contact our appointed agents.



Zupp Property Group
P: 1300 00 ZUPP / 1300 00 9877
E: enquiries@zuppproperty.com.au
www.zuppproperty.com.au

Properties People Prefer