



MILLENNIUM CENTRE CARINDALE

**FOR LEASE
INFORMATION MEMORANDUM**

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PROPERTIES

**Knight
Frank**



Artist Impression Indicative Only



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INTRODUCTION

Knight Frank are pleased to present the Millennium Centre, an outstanding commercial and retail offering in the heart of Carindale.

Located directly opposite one of the largest shopping centres in south-east Queensland, Westfield Carindale, we invite you to join in the success of this location as a prominent and successful regional centre.

The building's proximity to Westfield Carindale will provide your business with a position unlike any other with great exposure, plentiful car parking and an abundance of amenity.

The last remaining space of the building is being marketed now for lease via Knight Frank.



LOCATION

Carindale is located some 10km from the CBD and classified as a major regional business centre for the City of Brisbane. The precinct boasts the 6th largest shopping centre in Australia, Westfield Carindale with over 420 speciality stores and 6,200 car bays. The precinct is also home to multiple schools, hospitals, recreational parks and golf courses. The Millennium Centre is situated directly opposite the Shopping Centre and is an easy stroll to everything the precinct has to offer.



PUBLIC TRANSPORT

The property is well serviced by major road arterials and an abundance of car parking is available both within the building itself and the neighbouring areas.

Public transport runs frequently to and from Carindale and the City via Old Cleveland Road and Creek Road, leading to the South East Busway.

BUILDING DETAILS

The Millennium building is a two story building with secure basement parking. Level 1 has been leased long term to Suncorp for a major regional business hub.

The remaining available space is located on the ground floor and can be provided as 200sqm suits up to the entire floor equating to 1,000sqm.

The building will suit a variety of users including specialised retail offerings and commercial office suites for small businesses or medical users.



BUILDING OVERVIEW

Address, Location: 1016 Cleveland Road, Carindale Qld 4152

Local Authority: Brisbane City Council

Construction: Completed in 1999

Building Code of Australia Classification

- Class 5 - Office Areas on Levels G - 1 (BCC)
- Class 7 - Car Parks on Basement 1
- Class 6 - Retail

Approx. Nett Lettable Area: 3,511 square meters

Available Area (approx): 1,000 square meters - Ground Floor only

Building Structure:

- Generally reinforced concrete columns, core filled blockwork walls atop bored pier, pile caps and concrete strip footings
- Formed, poured in situ concrete ground floor level of generally 3kn dead load capacity in central unsupported areas
- Suspended concrete upper perimeter and central floor beams and slabs

Air Conditioning System:

- Open Loop System with single condenser water line (BCC)
- Roof Level Cooling Tower (BCC)
- Air Cooled split ducted systems for Retail and Bank of Queensland and Councillor
- Various tennat supplied, installed and maintained supplementary air-cooled units (BCC)
- Zonal controls on each floor enabling temperature and humidity control for each 200 odd square metres
- VAV boxes with electrical reheating (BCC)
- Miscellaneous ventilation systems include toilet exhausts
- Operation Hours for A/C; 7.00am to 6.00pm (BCC)
- Maintenance carried out by DALKIA in accordance with AS 3666 and authority requirements

Fire Services:

- Hydrants, hose reels, portable fire extinguishers and a manual call point alarm system are installed at the property
- Sprinklers are not installed as building BCA 'effective height' is below 25,000 metres
- Fire Indicator Panel located in Ground Floor Foyer with the whole building protected by automatic smoke and thermal detectors (BCC)
- Emergency Warning Intercommunication System installed throughout tenanted and common areas (BCC)
- Fire Servcies maintained in accordance with Australian Standards and Authority requirements

Security and Access Control/ Hrs Operation:

- Manned security patrols
- Electronic/automated access control to BCC car parking
- Tenancy access by tenant

DISCLAIMER

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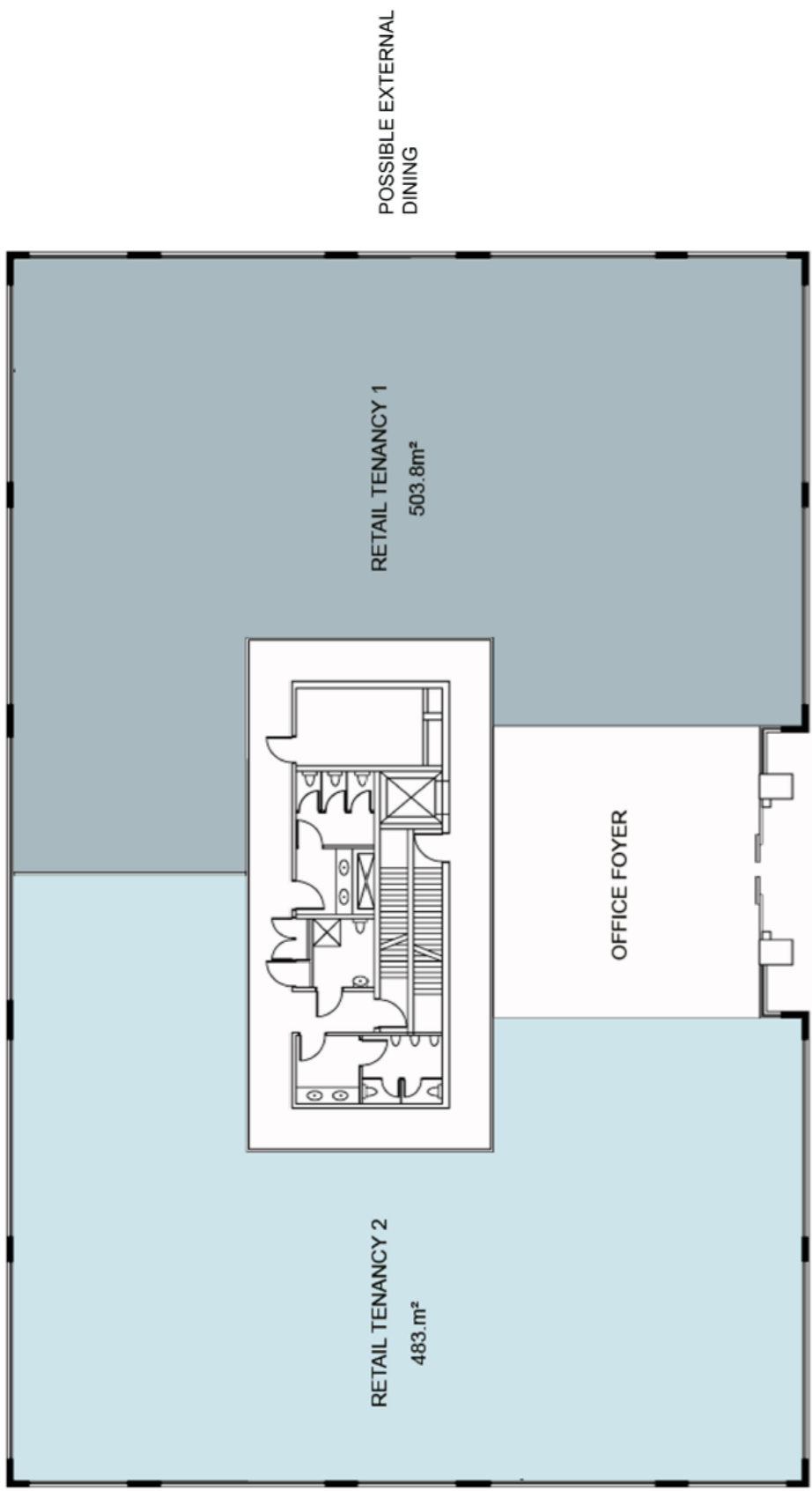
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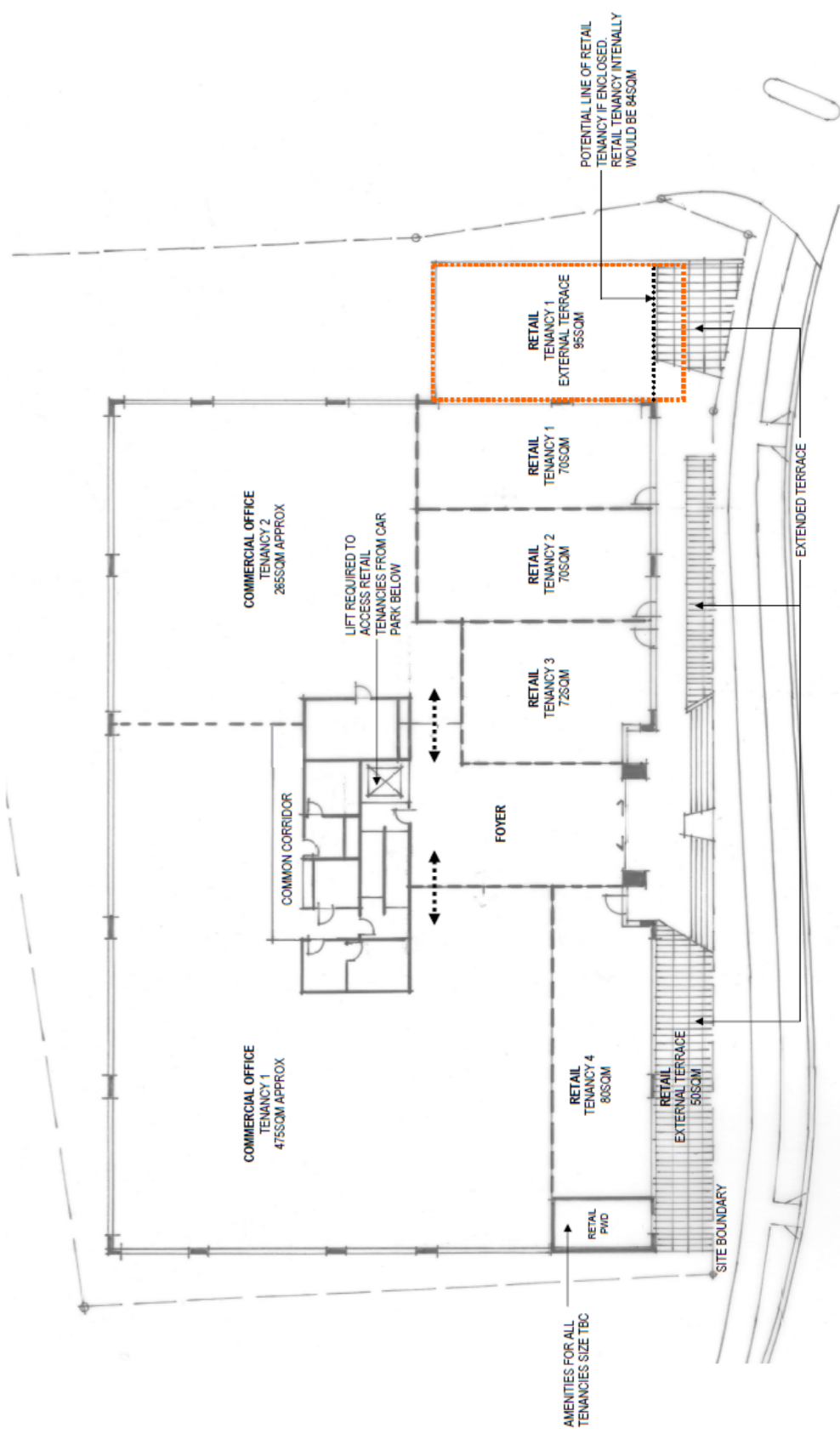


ANNEXURE A FLOOR PLANS

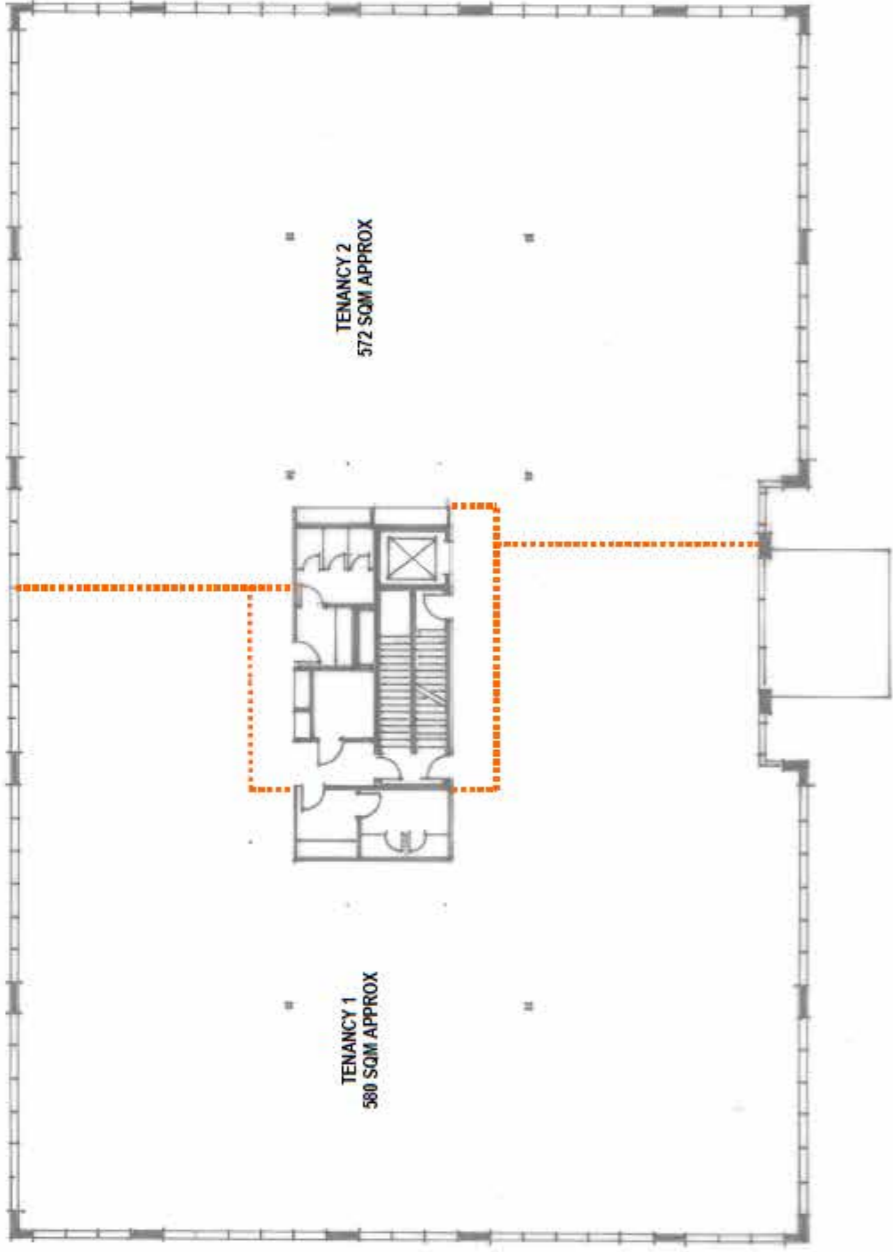




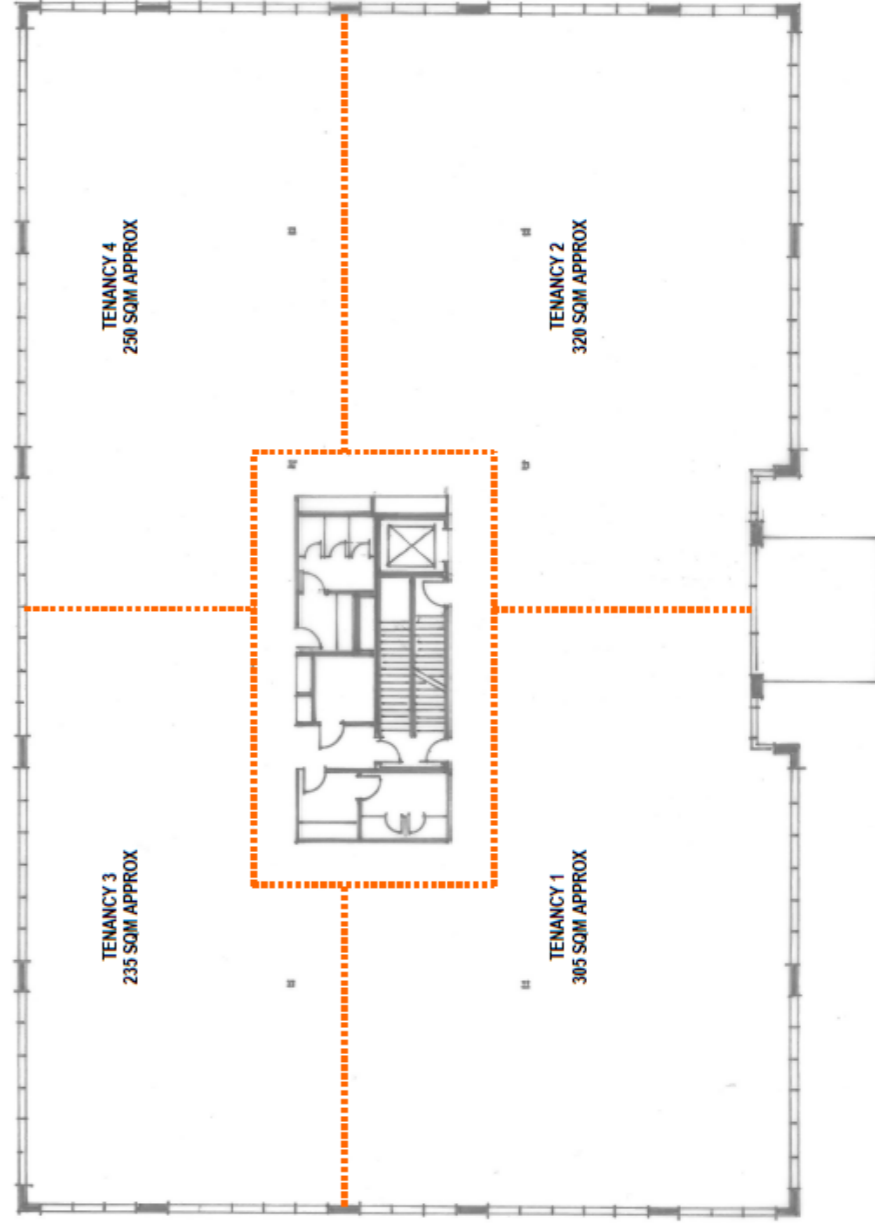
GROUND LEVEL PLAN - RETAIL TENANTS
Scale 1:150



GROUND LEVEL PLAN - RETAIL TENANTS
Scale 1:200



LEVEL 1 PLAN - TWO TENANT SPLIT
Scale 1:200



LEVEL 1 PLAN - FOUR TENANT SPLIT
Scale 1:200