



completely COMMERCIAL

A guide to commercial development on the Sunshine Coast

Straight to the top at Emporio

THE new Emporio mixed-use precinct in Maroochydore will create the Sunshine Coast's premier business location.

With 12,200sq m of prime A-grade office space, it will set new standards in environ-

mentally sustainable and smart office design.

Emporio's commerce facilities over four buildings, ranging from three to six storeys, are part of a new integrated development that also in-

cludes 228 residential apartments, a fresh food market, retail showrooms, waterfront restaurants, cafes and bars.

Developed by Reed Property Group, the eight-building Emporio precinct will come to life on a 2.28 hectare lakeside site in central Maroochydore fronting the new Maroochy Boulevard. The first stages of Emporio are scheduled for completion in mid-2010.

Savills has been appointed the exclusive marketing agent for Emporio's market and commerce offerings.

Savills Sunshine Coast divisional director Jerry O'Reilly said the launch of Emporio highlighted the continued evolution of the Maroochydore CBD and would set a new benchmark for office accommodation in the region.

He said Emporio's flagship commerce offering, 8 Emporio Place, has been designed to target a 5-Star Green Star rating – a first for the Sunshine Coast.

"Emporio is a landmark office development that will redefine doing business on the Sunshine Coast," Mr O'Reilly said.

"It is comparable to any capital city CBD offering in quality and design, with



the added attraction of being strategically located in one of the fastest growing regions in Australia.

"There is strong pent-up demand for prime A-Grade office stock on the Sunshine Coast, underpinned by ongoing population and white-collar employment growth.

"Emporio will meet the need of local and national businesses for quality, centrally-located commerce facilities offering flexible floor plates and leasing and strata-title purchase opportunities."

The Sunshine Coast has a forecast population growth of 3.3% per annum until 2011, compared to 2.6% on the Gold Coast and 2% in Brisbane.

Maroochydore will be a key focal point for this growth and has been identified by the Queensland state government as the Principal Activity Centre, highlighted by the \$47 million transport interchange and new Maroochy Boulevard which provides a gateway entry to the Maroochydore CBD from the Sunshine Motorway.

Emporio represents the first stage of the new Sunshine Cove community, undertaken by master developer Chardan Development Group, which is forecast to contain between 2500 and 3000 residences, accommodating 6000 to 8000 people.

One of the largest community developments in Queensland, Sunshine Cove will feature exten-



Unit 6, 13 Newspaper Place, Maroochydore

Well Appointed Showroom/Warehouse

- Ground Floor approx 160m², mezzanine approx 90m²
- Lease 3 years + 3 years
- Reviews: 4% annually to market after each term

This air conditioned 250m² property has been extensively refurbished - the downstairs is suitable for warehouse, showroom, offices and is fully carpeted, with a downstairs toilet and storage. The mezzanine floor has a large office with a full kitchen and bathroom. Four designated carparks.

For sale: \$425,000 + gst or For lease: \$30,000 pa + gst + outs

Contact Allan Pashby 0407 795 220

LJH Commercial Sunshine Coast

Shop 4A Syrenuse, Cnr Brisbane Rd & The Esplanade, Mooloolaba

ljhooker.com



Hold Now, Develop Later

90-92 Parker Street Maroochydore

- Two lots of 728m²* each, purchase together or individually • Holding income provided by residential & commercial tenants • Town Centre Frame zoning offer commercial & residential opportunities
- Centrally located to Sunshine Plaza, Alexandra Headlands, Cotton Tree & Maroochy River

Offers to Purchase

Closing Monday 24 November 4pm

Penny Aldrick 0414 793 393

Tracey Ryan 0421 981 490

(07) 5474 7600

*approx

Commercial Noosa



Hot Summer Sale – Five “Cool” Strata Sheds

Sheds 1 - 5, 4 Tandem Avenue Warana

- Five excellent buildings - high clearance of 5.5m*
- Areas available 140m²* to 420m²*
- Tenanted or vacant possession
- High exposure in prominent location
- Close to Kawana Way and freeway
- Vendor's instructions are to submit all offers – must be sold

Auction

Wednesday 10 December 12pm

Venue On Site

Brenton Thomas 0407 693 467 *approx

Commercial Caloundra



Professional Office Suite

Suite 4, 48 Mary Street Noosaville

- 68m²* air conditioned first floor office suite
- Reception, two offices, kitchen and toilet
- Ample power / computer points, storage
- Prominent location with three off street parking spaces
- Interstate investor with other commitments

Auction

Friday 28 November 12pm

Venue On Site

Tom Standing 0408 177 960

(07) 5474 7600

*approx

Commercial Noosa

Ray White Commercial