

ONE REMAINING - LAST OPPORTUNITY

PREMIUM GRADE
COMMERCIAL SPACES

APPROVED FOR MEDICAL



Developed By



STRATEGIC LOCATION IN CBD ROBINA

SIDEWALK ON SCOTTSDALE REPRESENTS A UNIQUE OPPORTUNITY TO INVEST IN THE GOLD COAST'S FASTEST GROWING COMMERCIAL HUB AND POPULATION CENTRE

- > Robina is the strategic centre of Australia's largest, longest established and most successful masterplanned development
- > High visibility to passing traffic
- > Sidewalk on Scottsdale is located opposite the Easy T Centre – a thriving 'convenience plus' shopping centre
- > Extensive street frontage to Scottsdale Drive

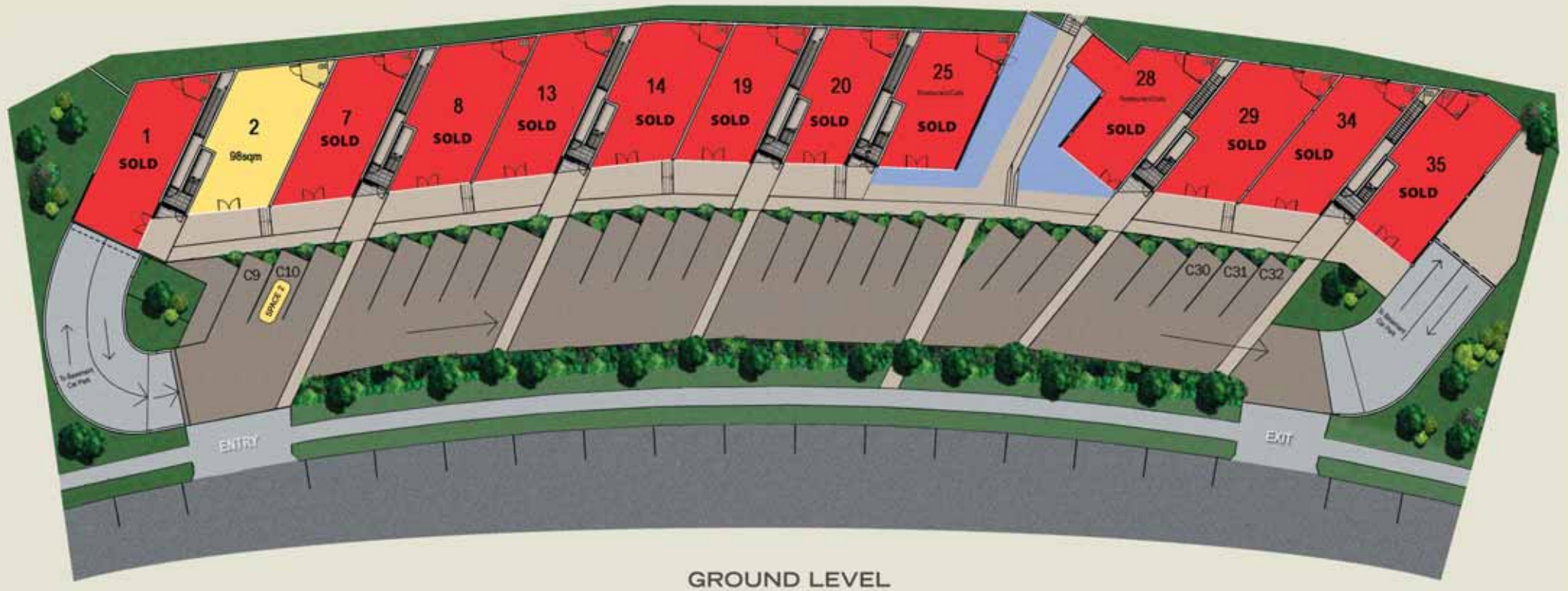


PROVEN LOCATION – PREMIER GROWTH AREA



SITE PLAN

GROUND LEVEL

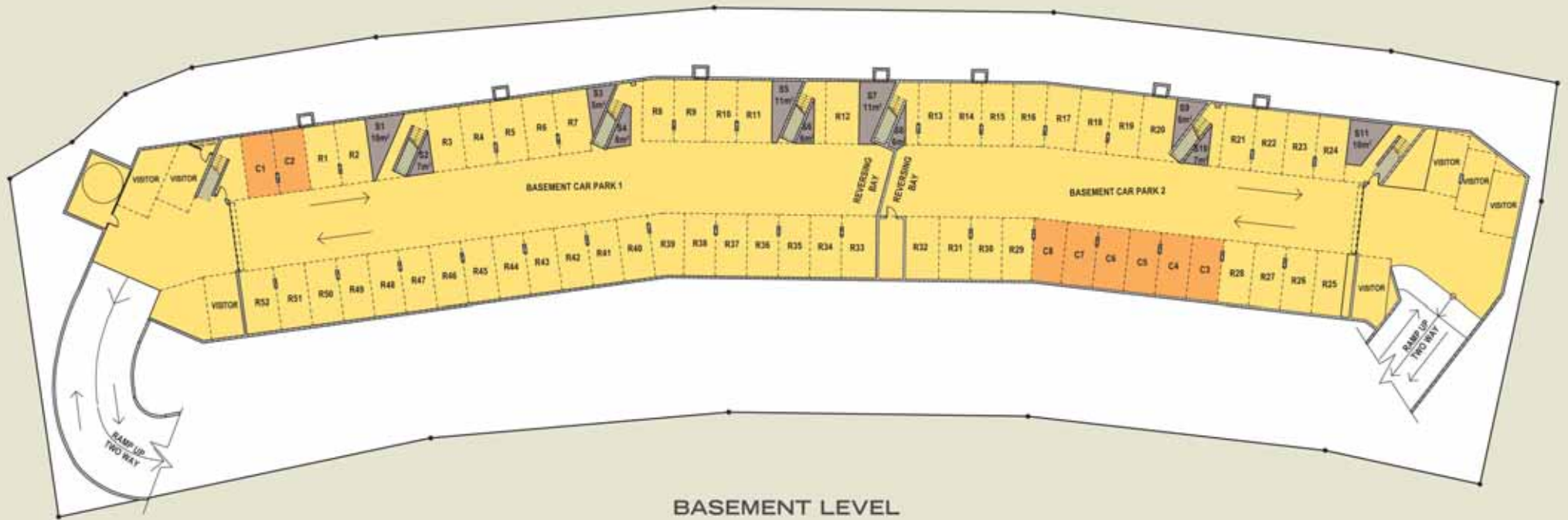


GROUND LEVEL

■ Special Right of Use Area

SITE PLAN

BASEMENT CAR PARKING



BASEMENT LEVEL

- Residential Parking
- Commercial Parking
- Storage Spaces

Note: Storage spaces are available for sale, for further information please contact the Marketing Agent

ONLY 1 MEDICALLY ZONED SPACE REMAINING
LAST OPPORTUNITY

R BLOCK
ccountants

For Sale
APPROV
FOR MEDI

Marcus Weld 0414 726 207



SIDEWALK
ON SCOTTSDALE
137

SIDEWALK ON SCOTTSDALE IS A NEXT GENERATION PROPERTY ASSET
THAT SETS A BENCHMARK FOR COMMERCIAL DEVELOPMENT



For Sale

Marcus Weld

0414 726 207

**APPROVED
FOR MEDICAL**

FOR SALE

PREMIUM BUSINESS SPACE
• Ample parking
• Individual air conditioning
• High speed internet access
• Professional address location
Buy Direct from the Developer
Marcus Weld
0414 726 207

* Space 8 in photo





FACILITIES AND SERVICES

Environmentally sensitive design incorporating rainwater harvesting and bio retention filters.

PARKING

- > Ample parking for occupiers and clients including basement parking and on grade parking

BROADBAND

- > Smart wired for broadband access

LANDSCAPING

- > Fully landscaped

AIR CONDITIONING

- > Individual split type ducted air conditioning to each space

SURFACES AND FINISHES

- > Glazed shopfronts and glazed double entry doors
- > Contemporary urban design incorporating futuristic materials
- > Prominent signage opportunities
- > Water feed
- > Striking urban art architecture to complement your business
- > A funky natural material environment
- > Prominent signage

LET YOUR NEXT BUSINESS MOVE GIVE YOU A FINANCIAL RETURN





INVESTMENT AND GROWTH IN A FRESH NEW CORPORATE WORLD

- > Secure your future
- > Economic sense
- > Leasing options available
- > Astute Investors will recognise this as a prime opportunity to invest in their future
- > Depreciation allowances making owning the superior financial option, in comparison with leasing. Full details of depreciation allowances come with each property
- > The ground floor precinct consists of 13 commercial spaces and 2 restaurant/cafe spaces
- > Only 2 "medically approved" commercial spaces remaining



TURNING TODAY'S RENT INTO TOMORROW'S EQUITY



THE EVOLUTION OF A CONTEMPORARY BUSINESS PRECINCT

Sidewalk on Scottsdale heralds an exciting new facet of the booming Robina area. It brings together all the best elements of a bustling street level commercial precinct, offering business and commercial spaces alongside trendy cafes and restaurants.

A modern work environment for professionals, specialists and business people with the benefit of a significant existing customer base. All this housed in a boldly designed urban building offering a dynamic work environment.

MORE GROWTH TO COME

Easy T Centre's catchment has grown rapidly over the last 5 years, with 6,000 new homes within a 5 minute drive. But with several more years of residential development in that catchment area that growth is set to continue.

GROWTH SET TO CONTINUE WITH SEVERAL MORE YEARS OF DEVELOPMENT



SALES LIST

SPACE	AREA	SPECIAL RIGHT OF USE AREA	SALES PRICES per m ² (excluding GST)	SALES PRICES \$ (rounded) (excluding GST)	CAR PARKING BAY LOCATION	
					On Grade	Basement
1	91		SOLD		C9	
2	98		\$5,925	\$581,000	C10	
7	84		SOLD			C1
8	98		SOLD			C2
13	84		SOLD			C8
14	95		SOLD			C7
19	77		SOLD			C6
20	73		SOLD			C5
25	89	52	SOLD			C4
28	91	41	SOLD			C3
29	100		SOLD			C30
34	86		SOLD			C31
35	105		SOLD			C32

- NOTES:
- > All Sale Prices are excluding GST
 - > There will be 22 short term visitor car parks available on site as well as short term 'on street' parking
 - > Sale Prices include Special Right of Use Area
 - > Lease Options are available, please contact us for details
 - > Prices as at 01/10/09. Prices subject to change

EXPRESSION OF INTEREST

This Expression of Interest is submitted by:

NAME _____
ADDRESS _____
TELEPHONE _____
EMAIL _____

Our Expression of Interest is as follows:

PURCHASING ENTITY _____
SPACE NUMBER _____
PROPOSED USE _____

Purchaser's Solicitor Details:

COMPANY _____
CONTACT _____
ADDRESS _____
TELEPHONE _____

For more information contact:



Marcus Weld
0414 726 207