

NORTH LAKES JUNCTION

1751 ANZAC AVENUE, MANGO HILL QLD



NORTH LAKES JUNCTION 

WORK
LIVE
SHOP
DINE



AN EXCITING ONE OF A KIND DESTINATION
AT THE ENTRANCE TO NORTH LAKES



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Modern and impeccable

shopfronts and work spaces
to **inspire** your business.

The **prestige** of this location,
presents an **unrivalled** opportunity
for advantageous business owners.



THE OPPORTUNITY



MODERN, ARCHITECTURALLY-DESIGNED
MIXED-USE DEVELOPMENT CREATES
A DESIRABLE LOCATION TO
WORK, LIVE, SHOP & DINE



LOCATED ON THE CUSP OF
MANGO HILL & NORTH LAKES,
1 MINUTE TO THE BRUCE HIGHWAY
& WESTFIELD NORTH LAKES



FRONTING ONTO BUSY ANZAC
AVENUE WITH PRIME EXPOSURE
TO EST. 51,000 CARS DAILY



PREMIUM LIVING EXPERIENCE
WITH THIRTY 2 & 3 BEDROOM
RESIDENTIAL APARTMENTS



THE MORETON BAY REGION IS ONE
OF THE FASTEST GROWING REGIONS
IN AUSTRALIA, WITH A 51% POPULATION
GROWTH ESTIMATED BY 2041



CONVENIENT PUBLIC TRANSPORT
ACCESS, ONLY A SHORT WALKING
DISTANCE TO MANGO HILL
TRAIN STATION & BUSES



PETRIE UNIVERSITY

BRUCE HIGHWAY

IKEA

WESTFIELD

1751 ANZAC AVENUE

NORTH LAKES

AN UNBEATABLE LOCATION
AT THE JUNCTION OF NORTH LAKES & MANGO HILL

BRUCE HIGHWAY

IKEA

WESTFIELD

DAY HOSPITAL

1751 ANZAC AVENUE

NORTH LAKES



NORTH LAKES JUNCTION

**AT 1751 ANZAC AVENUE
MANGO HILL QUEENSLAND**

IS AN UPCOMING MIXED-USE DEVELOPMENT LOCATED
ON THE CUSP OF NORTH LAKES AND MANGO HILL,
WHICH PRESENTS AN EXCITING OPPORTUNITY FOR BUSINESSES
TO BASE THEMSELVES IN THIS POPULAR & EVER-GROWING REGION.

LOCATED ON A HUGE 7899SQM SITE, THE COMPLEX WILL BOAST
UNBEATABLE STREET FRONTAGE ONTO BUSY ANZAC AVENUE,
OFFERING FANTASTIC SIGNAGE EXPOSURE FOR BUSINESSES.

THE COMPLEX IS PRIMELY LOCATED RIGHT AT THE ENTRANCE TO NORTH LAKES,
ONLY 1 MINUTE FROM THE BRUCE HIGHWAY & WESTFIELD NORTH LAKES.

IT IS WITHIN WALKING DISTANCE OF MANGO HILL TRAIN STATION,
BUSES, SCHOOLS, SHOPS & MEDICAL FACILITIES, AND WILL PROVIDE
OVER 50 CAR PARKS FOR TENANTS & CUSTOMERS.

WITH ACCESS DIRECT FROM ANZAC AVENUE AS WELL AS AT THE REAR
FROM LINEAR DRIVE, THE COMPLEX IS EASILY ACCESSIBLE, AND
THE ARCHITECTURAL DESIGN & HIGH-QUALITY FINISHES WILL CREATE A
STATE-OF-THE-ART COMMERCIAL HUB.

COMMERCIAL

GROUND LEVEL WILL COMPRISE OF 14 SHOPFRONTS RANGING FROM 55 TO 1000SQM. PERFECT FOR A VARIETY OF SERVICES SUCH AS COMMERCIAL, HEALTH AND MEDICAL SERVICES, PROFESSIONAL OFFICES, FITNESS AND BEAUTY SERVICES, RETAIL AND CAFES. 2 TENANCIES ALSO FEATURE AN UPPER LEVEL.



RESIDENTIAL

LOCATED AT THE REAR OF THE BUILDING ON GROUND LEVEL AND LEVEL 1, IS A PREMIUM LIVING EXPERIENCE WITH 30 MODERN, 2 & 3 BEDROOM RESIDENTIAL UNITS AVAILABLE FOR RENT. THESE ARE PHYSICALLY & FUNCTIONALLY SEPARATE FROM THE COMMERCIAL BUSINESSES, WITH PRIVATE ACCESS, SECURE UNDER COVER CAR PARKING & SPACIOUS OUTDOOR AREAS.



LOCATION



1751 ANZAC AVENUE IS IN A PROMINENT LOCATION ON THE CUSP OF MANGO HILL AND NORTH LAKES, WITHIN A MAJOR GROWTH CORRIDOR ON BRISBANE'S NORTHSIDE, THE MORETON BAY REGION.

THE MORETON BAY REGION IS ONE OF THE FASTEST GROWING URBAN AREAS IN AUSTRALIA.

ACCORDING TO THE AUSTRALIAN BUREAU OF STATISTICS, THE AREA HAS THE THIRD LARGEST POPULATION OF ANY LOCAL GOVERNMENT IN AUSTRALIA WITH 459,585 RESIDENTS AS OF 2018, AND IT IS ESTIMATED THAT THE POPULATION WILL GROW TO MORE THAN 500,000 IN THE COMING YEARS.

NORTH LAKES, ONE OF AUSTRALIA'S LEADING MASTERPLANNED COMMUNITIES, IS CONSIDERED THE CBD OF THE MORETON BAY REGION.

NEW RESIDENTS & BUSINESSES CONTINUE TO FLOCK TO THIS THRIVING COMMUNITY THANKS TO:

- A WEALTH OF RECREATIONAL AMENITIES
- CLOSE MAJOR ACCESS ROUTES NORTH & SOUTH
- CONVENIENT PUBLIC TRANSPORT & RAIL LINK
- CLOSE PROXIMITY TO BEAUTIFUL BEACHES
- GREAT SCHOOLS, SPORTING & FACILITIES
- NEW PETRIE UNIVERSITY IN PLANNING

THE POPULATION FOR NORTH LAKES ALONE IS SET TO INCREASE BY APPROXIMATELY 31% OVER THE NEXT DECADE, WHICH WILL LEAD TO A SIGNIFICANT INCREASE IN TOTAL CONSUMER SPEND FOR RETAILERS & COMMERCIAL BUSINESSES.

WESTFIELD NORTH LAKES - 300 M
BRUCE HIGHWAY - 700M
MANGO HILL TRAIN STATION - 800M
BRISBANE CBD - 28KM
BRISBANE AIRPORT - 29KM



COMMERCIAL TENANCIES

FOR LEASE

TENANCY 1	75m ²	GREASE TRAP PROVISION
TENANCY 2	75m ²	GREASE TRAP PROVISION
TENANCY 3	80m ²	
TENANCY 4	80m ²	
TENANCY 5	80m ²	
TENANCY 6	80m ²	
TENANCY 7	80m ²	
TENANCY 8	80m ²	
TENANCY 9	80m ²	
TENANCY 10	80m ²	
TENANCY 11	55m ²	
TENANCY 12	55m ²	
TENANCY 13	253m ²	2 LEVELS
TENANCY 14	210m ²	2 LEVELS

NOTE ADJOINING TENANCIES CAN BE COMBINED
FOR LARGER FLOORPLANS



FLOORPLAN

1751 ANZAC



AVENUE

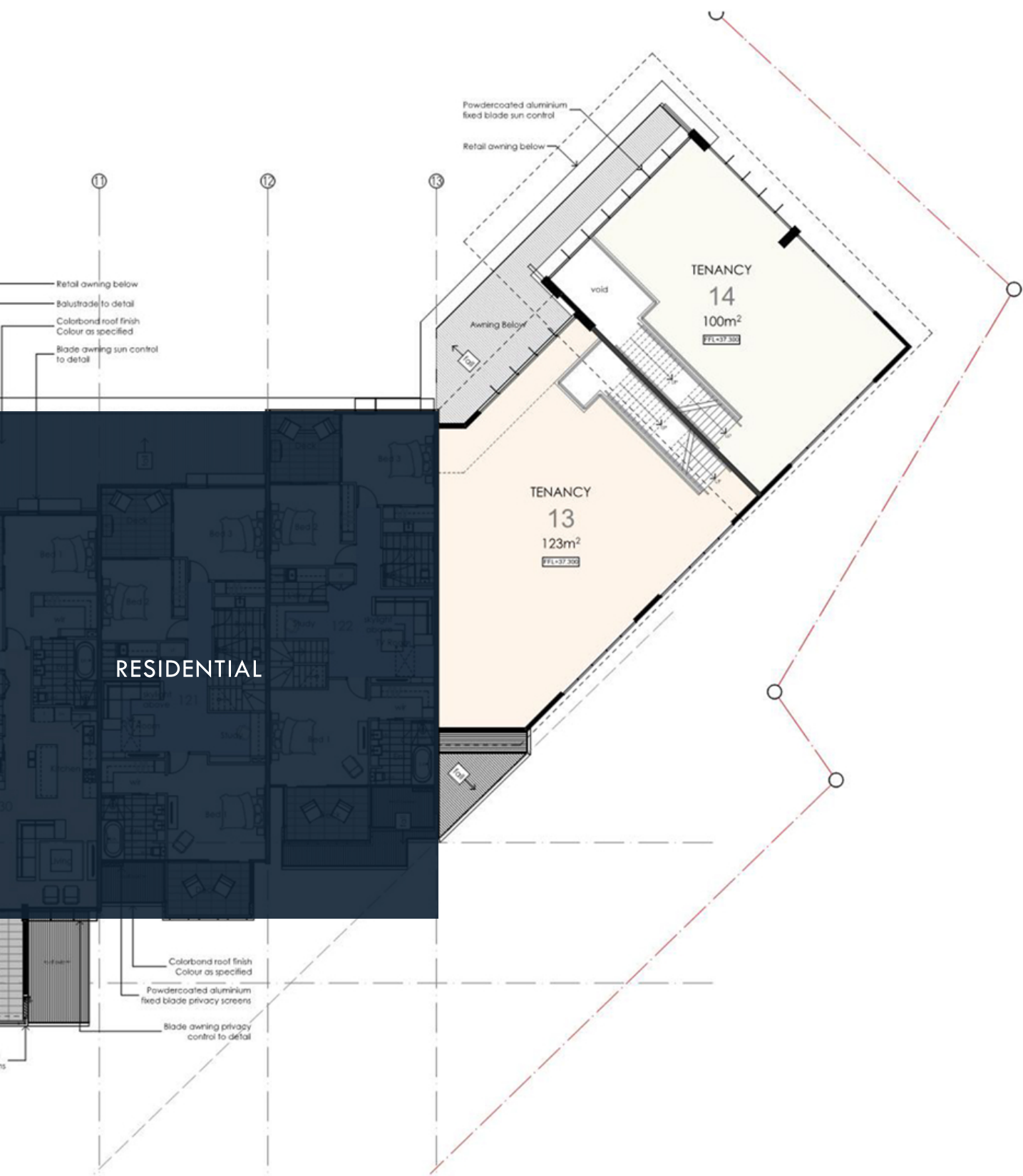


FLOORPLAN

LOWER GROUND LEVEL END OF TRIP AMENITIES



COMMERCIAL UPPER LEVEL ONE



BUILDING SERVICES



AMPLE ONSITE PARKING
FOR STAFF AND CUSTOMERS



NBN FIBRE FOR HIGH SPEED
DATA CONNECTIONS



MODERN PUBLIC AMENITIES, CHANGE
ROOMS & SECURE BICYCLE RACKS



STATE OF THE ART FACILITIES
INCLUDING SECURITY CAMERAS



PROMINENT SHOPFRONT AND SIGNAGE
FACING BUSY ANZAC AVENUE



TURNKEY FITOUT SOLUTIONS AVAILABLE
AND FLEXIBLE FITOUT OPTIONS



LESSOR WORKS

TENANCY INCLUSIONS

- BASE BUILDING STRUCTURE (WALLS, SLAB, ROOF, ETC)
- EXTERNAL SHOP FRONTS, WINDOWS & ENTRANCE DOORS
- TENANCY PERIMETER WALLS
- GRID CEILING TILES THROUGHOUT
- PLUMBING - COLD WATER FEED & CHECK METER
- PLUMBING - W/C FULLY FITTED OUT
- MECHANICAL - AIR-CONDITIONING TO BASE BUILD PLAN
- MECHANICAL - EXHAUST TO TENANCY W/C REQUIREMENTS
- MECHANICAL - EXHAUST DUCT PROVISION TO T1 & T2
- ELECTRICAL - POWER FEED & DISTRIBUTION BOARD TO BASE BUILD PLAN
- ELECTRICAL - EXIT & EMERGENCY LIGHTING TO BASE BUILD PLAN
- ELECTRICAL - LED BATTEN CEILING LIGHTING TO BASE BUILD PLAN
- NBN FIBRE PROVISION
- SIGNAGE PROVISION AS PER COUNCIL APPROVED SIGNAGE PLAN
- REGULATORY APPROVALS (WATER, POWER ETC) FOR BASE BUILD PLAN

LESSOR INCLUSIONS & ADDITIONAL WORKS ARE NEGOTIABLE AND CAN BE FULLY-CUSTOMISED TO SUIT YOUR BUSINESS REQUIREMENTS.

COMPLETE TURNKEY FITOUT SOLUTIONS ARE AVAILABLE





WORK, LIVE, SHOP & DINE

IN NORTH LAKES, THE CBD OF ONE OF
AUSTRALIA'S FASTEST GROWING REGIONS,
LOCATED ON BRISBANE'S NORTH SIDE

FOR LEASE

NORTH LAKES JUNCTION IS AVAILABLE FOR LEASE.
FOR MORE INFORMATION OR TO EXPRESS INTEREST
PLEASE GET IN TOUCH VIA THE DETAILS BELOW:

KEYMAX PROPERTY GROUP

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NORTH LAKES JUNCTION 



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