



399 MONTAGUE

399 MONTAGUE RD, WEST END

399 Montague Leasing Memorandum The Hub of West End's Peninsular Precinct

stockwell.com.au/399

Commercial Leasing
Sam Kroeger - 0414 890 180
kroeger@stockwells.com

Retail Leasing
Dan Cuda - 0404 831 113
dan@stockwells.com



399 Montague: The Building

399 Montague's building design integrates with the look and feel of West End in one inner city location. 399 Montague combines the indoor and outdoor with the use of natural tones and materials throughout.

The lift core will be located in the south east corner of the building opening to a shared balcony allowing the outdoors in.

The structural design and the location of the lift core allows for flexible fit outs for each differing tenancy requirements.

Each commercial tenancy will have their own toilet, shower and kitchen amenities providing a personal breakout space for your employees and clients.

Key Attributes

- Ground floor Retail plus 4 levels of Commercial
- 920 sqm per Commercial Floor
- 710sqm Ground floor Retail space
- 132 car parks available
- Experienced building management team
- Stockwell tenancy coordination team available
- Flexible floor plates

Leasing Opportunity

- New, high quality building
- Integrated precinct streetscape design
- Open planned and natural light
- NBN Connection
- Balcony breakout areas
- Designed by WG Group
- Frontage to Montague Road
- Great signage opportunities

399 Montague The Hub of West End's Peninsular Precinct

399 Montague will create an exciting fusion between the living & working environment of West End. This new retail & commercial hub will service the ever growing population of Brisbane's inner south.

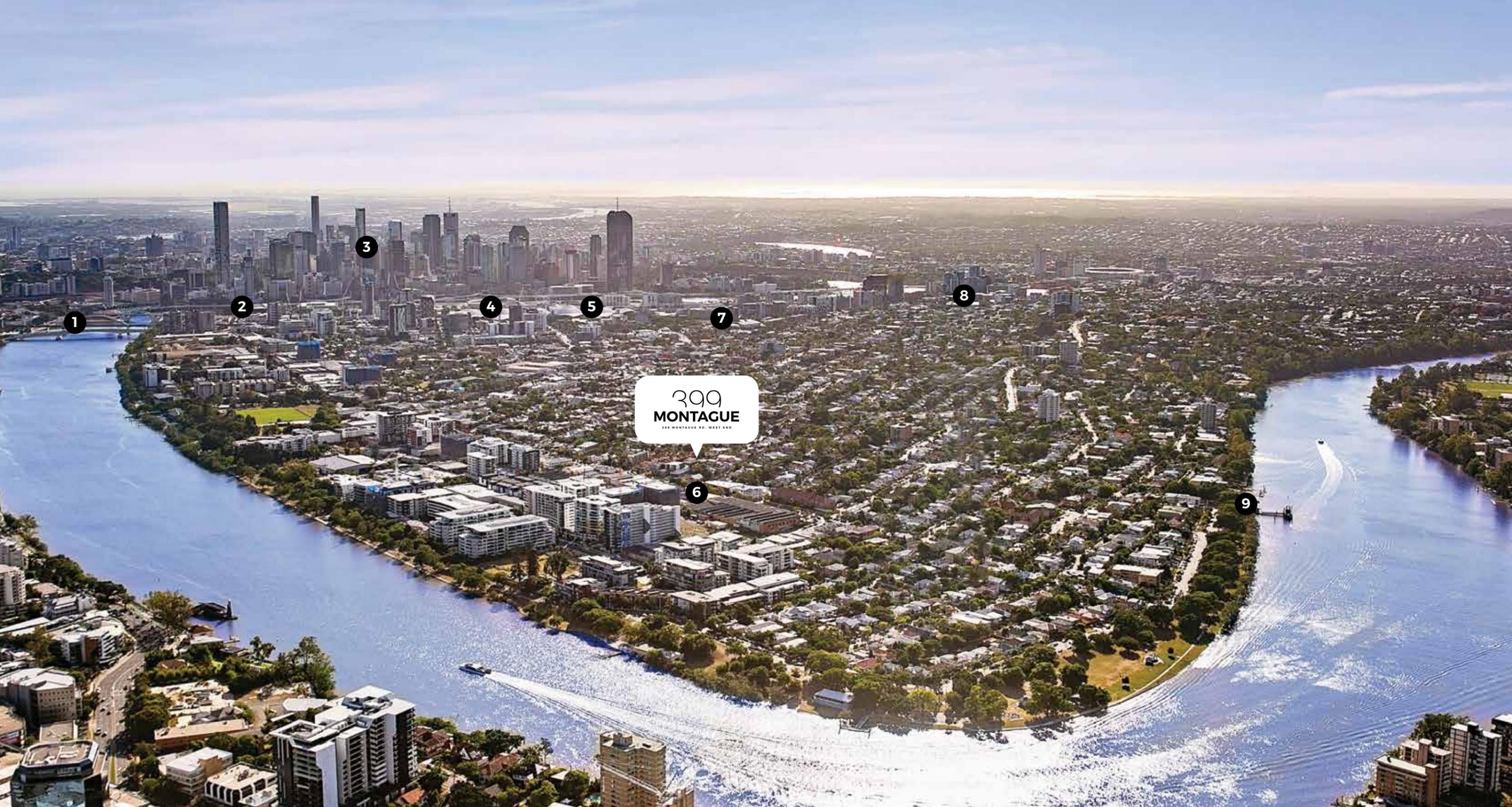
Located on Montague Road in the inner city suburb of West End, Stockwell's latest development responds to the current and future market demand of an integrated, well designed retail and commercial hub.

Designed by WG Group, 399 Montague reaches a height of 5 storeys comprising over 4390 square metres of new retail and commercial space. The building offers ground floor retail of 710 square metres, with an additional 4 levels of commercial space.

The building design allows for a flexible fit out and accommodates many different business needs into one central location. The car park is a strong Brisbane market differentiator with a total of 132 car parks for the business community.

West End has seen a transformation from an older suburb to a trendy lifestyle location. This location has great connectivity to local amenities including transport terminals, parks & cultural precincts. 399 Montague is a fantastic leasing opportunity in an iconic location.





Proximity

- 1 Go Between Bridge
- 2 GOMA
- 3 Brisbane CBD
- 4 South Bank Parklands
- 5 Convention Centre
- 6 **399 MONTAGUE**
- 7 Brisbane State High School
- 8 Mater Hospital
- 9 West End River Cat Terminal

West End Peninsula Precinct

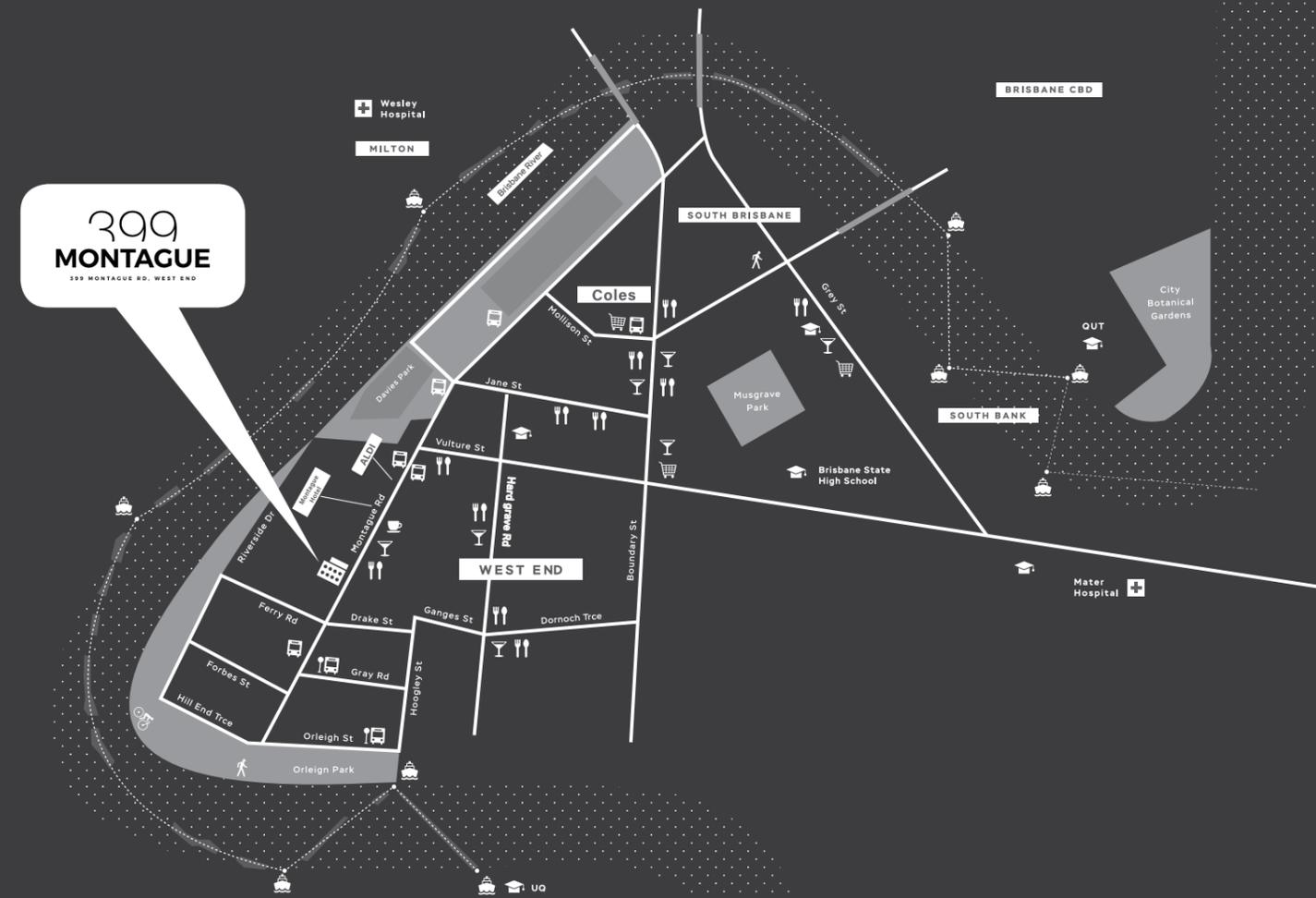
399 Montague is surrounded by a large volume of, both current and future, residential development, local amenities and west end infrastructure. West End is emerging as one of Brisbane's most liveable suburbs providing strong local amenity with every convenience to residents, workers and client's alike.

West End: Overview

West End has seen a transformation from an older suburb to a trendy lifestyle location. Emerging from this is an aromatic haven of flavour and choice affirming this as one of Brisbane’s prime destinations.

Only a heartbeat away from the city centre and framed by the mighty Brisbane River, West End is Brisbane’s most dynamic new urban centre. West End prides itself on its connectivity and proximity to Brisbane’s most iconic locations. The inner city suburb utilises its connectivity in a great way, with an abundance of public transport options, bicycle and walking tracks nearby as well as the ‘Go-Between Bridge’ and the M3 pacific motorway just minutes away.

- 3km to Brisbane CBD
- Great connectivity of West End to Greater Brisbane region
- 3 mintue walk to City Glider Bus Service
- 10 mintue walk to West End Ferry Terminal
- Easy cycle lane access
- Brisbane’s most prominent hospitals within a 10 minute radius: Mater Hospital, Lady Cilento & the PA Hospital
- Close proximity to the University of Queensland, QUT, Griffith University & some of Brisbane’s most prestigious schools
- Surrounded by premium lifestyle amenity: GOMA, South Bank Parklands, QPAC, Queensland Museum, Davies Park Markets, Orleigh Park



- Bus Stops
- Cycling Paths
- Bars
- Dining
- Ferry Stops
- Walking Paths
- Shopping
- Cafés
- Schools & Universities
- Hospitals

People

Average household income : \$124,436
 Households earning on average \$16,000 per annum more than those in wider Brisbane
 Median age: 33
 Residents Aged 25-44: 39.3%
 Resident population West End: 10,211 as per 30th June 2016

Employment growth

More than 27,398 new jobs projected in and around west end catchment by 2031
 Projected to increase by 60.5% in the next 15years

Apartment no in area

4,039 – Apartments completed & under construction to complete within 12 months
 2,789 – Development Approval Residential Apartments





Stockwell: The Company.

Stockwell is a Queensland based private organisation with over 65 years experience in property development, property investment, residential, retail & commercial property management and design and construction.

As such, the company enjoys an enviable position with a hugely successful portfolio of retail, commercial, industrial and residential developments. The Stockwell philosophy sees the company creating sustainable developments and actively supporting the economic growth and diversification of each region in which it develops. With its origins in construction during the 1950s, the last two decades have seen a revised focus on developing and constructing Stockwell's own portfolio of high quality Queensland retail, commercial and residential properties.

Stockwell specialises in end-to-end property solutions and prides itself on its involvement in all aspects of the development process through to ongoing building management.

Stockwell tailors each project to suit the needs of its tenants and building owners. The team work closely with clients to reach quality outcomes through cooperation and a unified approach.

Stockwell's experienced staff have a broad range of skills that offer valuable and flexible property solutions from initial concept, design and development, through to property management and strategic investment.



Noosa Civic, Noosa



Newmarket Hotel, Brisbane



Bargara Central, Bargara



199 Grey St Southbank, Brisbane

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Disclaimer: The Lessor and its agents have taken all reasonable efforts to ensure, to the best of their knowledge, that the contents of this publication are correct as at the date of publication (30.10.2017). Information contained herein including images and artist impressions, are conceptual and intended as a guide only for the introduction to 399 Montague. Prospective occupiers must make and rely on their own enquiries in relation to, and in evaluation of, the information and statements contained in this publication. The Lessor disclaims any liability and responsibility for any loss, damage or claim of any kind (including negligence) suffered, sustained or incurred by any person, corporation or other legal entity which arises out any alleged reliance on the content of this publication.