



ELEMENT PARK

**MAB**



ELEMENT PARK

A unique retail  
opportunity in one of  
Australia's fastest  
growing cities.

CLYDE NORTH



## Be part of something big.

This is your opportunity to be part of an iconic retail precinct in the booming Clyde North area. With convenient proximity to transport infrastructure and a high exposure location, this development offers leasing opportunities for showrooms, entertainment, leisure, food and beverage retailers.







## Be at the heart of a retail community.

Element Park represents an opportunity to join a thriving retail centre alongside other major retailers including Bunnings, one of Australia's best known brands.

Delivered by the experienced team at MAB Corporation, this retail precinct is ideally located to benefit from the rapidly growing south-east of Melbourne.

With accessibility to the Princes Freeway and Thompsons Road, as well as new communities, Element Park is where everything comes together.

This position also delivers a high level of exposure, with Thompsons Road and Berwick Cranbourne Road to become arterial roads.







Berwick Station



Monash University



Direct link to Melbourne



Clyde Rd



Princes Fwy



Eden Rise Village



Bus Route 899



Berwick-Cranbourne Rd



Thompsons Rd

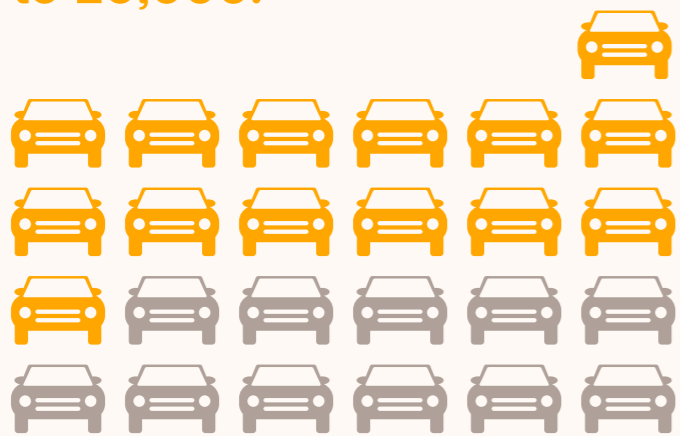


# Growing community. Growing opportunity.

Element Park has been carefully positioned on a highly visible corner site where retailers can realise the full potential of a booming area.

This part of Melbourne is not only currently home to well-established residential areas; it is also expected to continue to enjoy growth for years to come with employment precincts, shopping centres, infrastructure and amenity all close by.

Currently 11,000 cars pass Element Park daily. In 2041 this will increase to 25,000.



Sources: 1: <http://profile.id.com.au/casey/building-approvals>.  
2: Australian Bureau of Statistics, Census of Population and Housing 2016.  
3: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0).



**+22%**

Increase in residential building approvals 2016 - 17<sup>1</sup>



**\$1,552**

Median weekly household income<sup>2</sup>



**500K+**

Expected residents by year 2041<sup>3</sup>





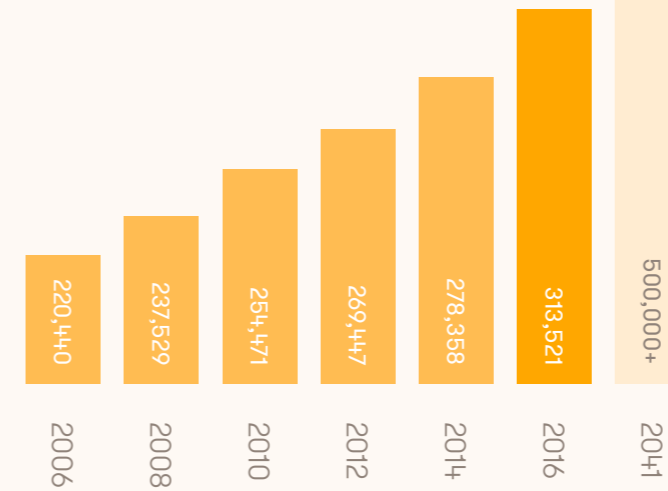


The City of Casey is the 12th fastest growing city in Australia, increasing by 3.8% in 2015-16.

Source: ABS, Regional Population Growth (ABS Cat. no. 3218.0)

**313,521**

Casey Population 2016.



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

Strong growth in retail trade, up 91.9% in a year and up 357.2% over five years.<sup>1</sup>

Sources: 1: <http://economy.id.com.au/casey/local-sales-by-industry?sEndYear=2015> & <http://economy.id.com.au/casey/local-sales-by-industry>  
2: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.  
3: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0).  
4: Australian Bureau of Statistics, Census of Population and Housing 2016.



**3.1**

3.1 persons per dwelling compared to greater Melbourne 2.6<sup>2</sup>



**+65%**

Expected population growth 2017 - 2041<sup>3</sup>



**59.5%**

People who work in Casey live in the area<sup>4</sup>



# A significant planning pipeline underpins enormous growth for the City of Casey.

With existing catchments and significant future population growth, a lease of 5 to 10 years provides certainty for businesses at Element Park.





## Stage One Site Overview.



### Internal Fitout

- Amenities block to each tenancy
- Full height tenancy dividing walls with acoustic insulation
- Showroom / back of house dividing wall
- Suspended ceiling with acoustic tiles throughout the showroom areas
- Kitchenette / tea area to each tenancy
- Painting to all internal showroom walls

### Services

- Plumbing to all amenities
- Air-conditioning to each tenancy
- All electrical as required

### Building Finishes

- 5m x 5m roller shutter door to each rear tenancy loading location

### Roofing

- Insulation to underside of roof (BCA part J compliant only)

### Façade

- Glass automatic sliding door to each shopfront entry
- Awning to each tenancy entry
- Exclusive façade signage for each tenancy

### Structure

- Full height pre-cast to full perimeter
- 6m x 3m awning to each tenancy rear loading area

## Centre Plan.

### Parking Spaces

- 222 car parks at a ratio of 2.55 car parks per 100m<sup>2</sup> of retail space.

### Key Features

1. Entry / Exit
2. Truck Service Road
3. Service Entry / Exit
4. Shared Pylon Signs
5. Outdoor Seating
6. Café
7. Fast Food
8. New Traffic Lights
9. Proposed Exit Only





## Experienced Developer.

### About MAB

MAB Corporation (MAB) is a privately owned property development company that has been successfully operating since 1995.

Through careful research and planning, MAB has attracted some of Australia's leading manufacturing, industrial, commercial warehousing and research businesses to its 15 strategically located business parks.

MAB has an impressive portfolio of industrial land subdivisions and business parks across Melbourne. These are spaces designed to deliver efficiency and flexibility, and to benefit the wider community through increased employment opportunities.

## \$11 Billion

MAB projects current development portfolio exceeds \$11 billion.

## \$7.5 Billion

Under development and future pipeline.

## 35K+ Jobs

Provision of 35,000+ new jobs at completion.

## 19 Business Parks

MAB has successfully implemented a portfolio of 19 business parks.

## 730 Hectares

Total land area of business parks by MAB.

## \$661 Million

Total investment to date by MAB.



Univeristy Hill Factory Outlet



Alliance, Business Park

NewQuay, Docklands





An exciting opportunity  
is here. Become part of  
Element Park today.





FOR MORE INFORMATION PLEASE  
CONTACT ONE OF OUR AGENTS.

**LEEDWELL.**  
PROPERTY

Chris Parry: 0420 304 185  
[chris.parry@leedwell.com.au](mailto:chris.parry@leedwell.com.au)

Tom Perkins: 0401 888 816  
[tom.perkins@leedwell.com.au](mailto:tom.perkins@leedwell.com.au)

Nick Segrán: 0452 020 190  
[nick.segran@leedwell.com.au](mailto:nick.segran@leedwell.com.au)

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