



CubeOne
NARRE WARREN

MAB

Own your own office in
this exclusive location,
offering everything your
business needs to thrive.

The Cube office series will bring unmatched,
first-class facilities to the burgeoning Narre Warren
business precinct, lifting it to new heights with
striking design and enviable working facilities.

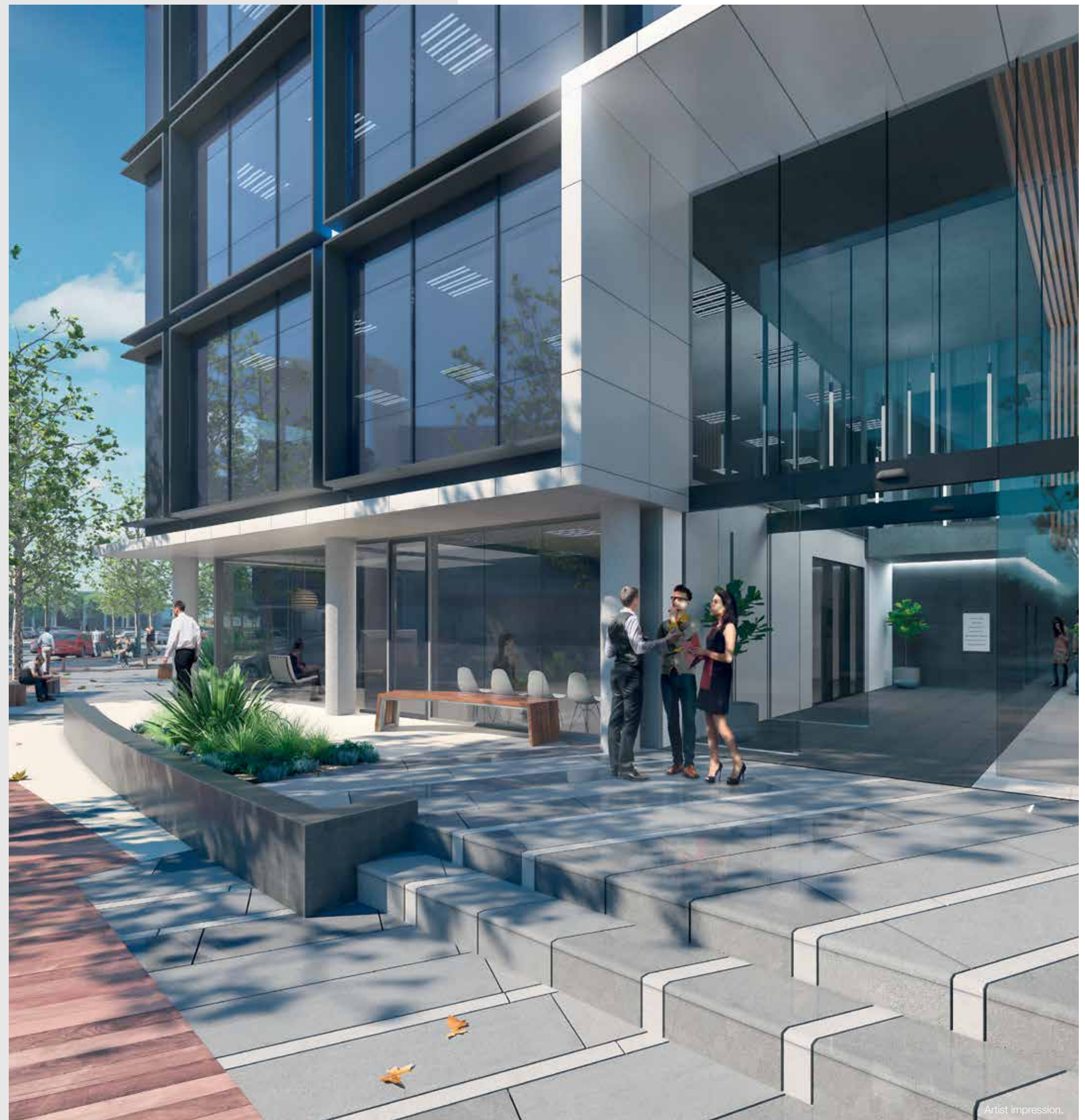
- **CubeOne** -
55 Victor Crescent Narre Warren,
VIC 3805

Tailor your investment

CubeOne has been designed to cater to the utmost flexibility and efficiency: an investment tailored to your business.

- High speed communications with fibre optics
- Equipped shared conference centre (exclusive to building occupants)
- Central core design – providing excellent natural light to all suites
- Individually controlled reverse cycle air conditioning
- Onsite restaurant / café
- Office suites from 45m² (approx)
- Car parking on title
- End of trip facilities
- Individual kitchenettes

Secure your exclusive office address, and shape your future.



Artist impression.



Sensational
design.



Elevate your business

CubeOne is located within the rapidly growing business community in Narre Warren surrounded by abounding amenity, broad open space and access to key transport links.

A unique offering, CubeOne will be a high quality business hub at the forefront of commercial design, created with small business in mind.

Its impressive architectural form will be backed by high speed data connections, quality finishings and generous facilities on each level

Offering an abundance of natural light and onsite restaurant/cafe, the relaxed precinct promotes walkability and community; a rare opportunity for a truly welcoming work environment.

An office,
in the centre of it all.

CBD 35 min // Dandenong 11min



Casey
ARC



Casey City Council
Municipal Office



Fountain Gate Shopping Centre



Easy access to the Monash Freeway

- Narre Warren North Road -



Narre Warren Train Station



Bus Routes - 828, 838, 891, 896, 981

- Narre Warren North Road -

CubeOne
Office Suites



Recreational - bike path to Berwick



- Princes Hwy -

- Monash Freeway -

Completely connected



TRANSPORT

- Allocated onsite parking at CubeOne
- Train to work on the Pakenham line
- Multiple bus stops within walking distance, including routes: 828, 838, 891, 896 and 981
- Ride to CubeOne on the adjacent recreational bike and walking paths
- 800m to Monash Fwy / Princes Hwy and 400m to Narre Warren North Rd



SHOP

- 900m to Fountain Gate Shopping Centre, home to over 400 retailers including supermarkets, cinema and banking.
- Positioned within the commercial and showroom precinct surrounding Victor Crescent.



COMMERCE

- Within the established Narre Warren office precinct and Fountain Gate Activity Centre



RECREATION

- 5 minutes' walk to fitness centres in Narre Warren and Fountain Gate
- Open parklands
- 6 minutes' walk to Casey Aquatic and Recreation Centre



DRIVE

- 35 minutes' drive to the CBD
- 55 minutes' drive to Melbourne Airport
- 15 minutes' drive to Dandenong, Mulgrave and Glen Waverley
- 5 minutes' drive to Berwick



EAT

- CubeOne restaurant / cafe onsite
- Fountain Gate, cafes on Victor Crescent and restaurants in Berwick Village



Alfresco
Dining.



Artist impression: onsite CubeOne restaurant/cafe.

Specifications

Designed by leading commercial architects Watson Young, *CubeOne* is an example of state of the art architecture, designed for the modern and progressive business. *CubeOne* delivers the opportunity to operate in a high quality professional building with highly considered spaces, an abundance of natural light and the latest building technologies. Features available to occupants include:

WITHIN THE OFFICE SUITES:

- Individually controlled reverse cycle air conditioning system
- Separately metered water and electricity with individual electrical distribution board
- Connectivity to the latest optic fibre technology
- Manually controlled window furnishings
- Individual kitchenettes complete with instantaneous boiling hot water and cold filtered water
- Kitchenette joinery units with space for an under-bench refrigerator and above bench shelving
- 2.7m high acoustic ceilings with 1.8m vision glass
- High quality commercial carpet and tiled floor finishes (to the kitchenette area)

WITHIN THE BUILDING AND PROJECT:

- Corporate double height atrium entry with automated entry doors and digital occupant directory
- Two passenger lifts to service all floors
- External mail collection point
- DDA compliant bathroom amenities on levels one to four, complete with shower facilities
- Environmental sustainable development initiatives to comply with the Building Code of Australia
- Opportunity for external business identification signage panels
- Bicycle storage areas
- Allocated to each property title is either a combination of secure ground floor and at-grade car parking or at-grade car parking

GROUND FLOOR SUITES

The exclusive ground floor suites have been designed to provide a principle shop front address point to Victor Crescent. These spaces will also be connected to level one via an internal staircase and the two passenger lifts that connect all floors of the building

CONFERENCE SUITE

The *CubeOne* Conference Suite offers an impressive space to hold your professional meetings and presentations. It is fitted with high-end furnishings, audio-visual equipment and seating for 40 people. The booking of this facility will be co-ordinated by a central booking system and is available to all building occupants.

CUBEONE CAFÉ AND RESTAURANT

- *CubeOne* will be delivered with a ground floor café and restaurant
- Located on the northern tip of the site, it will provide seating for approximately 75 patrons
- The facility has been designed to capture the northern light with internal and external areas to capitalise on the natural landscaped beauty of the adjacent water body

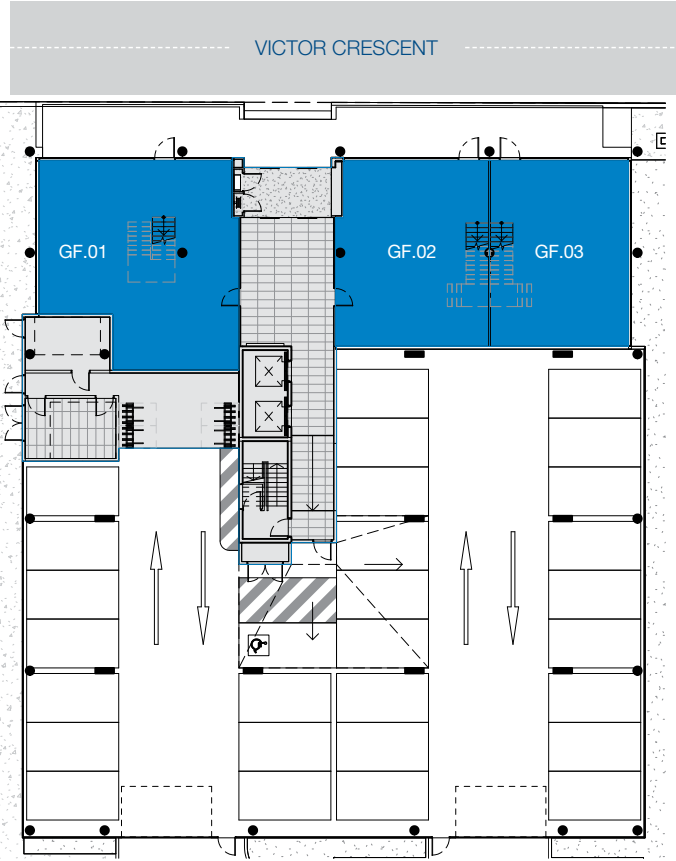
	LOT NO.	AREA M ² *	CARS
GF	GF.01 & 1.01**	229	8
	GF.02 & 1.02**	152	5
	GF.03 & 1.03**	166	6
1	1.04	99	3
	1.05	107	4
	1.06	92	3
	1.07	46	1
	1.08	46	1
	1.09	88	2
	1.10	112	4
2	1.11	101	4
	2.01	95	3
	2.02	70	3
	2.03	72	3
	2.04	93	3
	2.05	99	3
	2.06	107	4
	2.07	91	3
	2.08	46	1
	2.09	46	2
	2.10	88	2
	2.11	112	4
3	2.12	101	3
	3.01	95	3
	3.02	70	3
	3.03	72	3
	3.04	93	3
	3.05	99	3
	3.06	107	4
	3.07	92	3
	3.08	46	2
	3.09	46	2
	3.10	88	2
	3.11	112	4
4	3.12	101	4
	4.01	263	9
	4.02	283	10
	4.03	273	9
	4.04	261	9

* Approximately

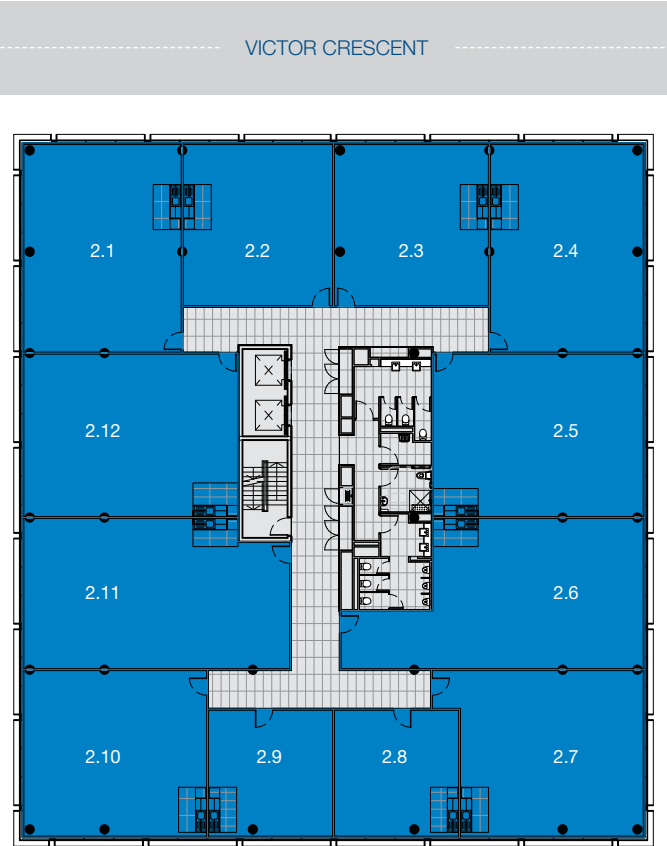
** Includes combined ground and first level suite connected by internal stair



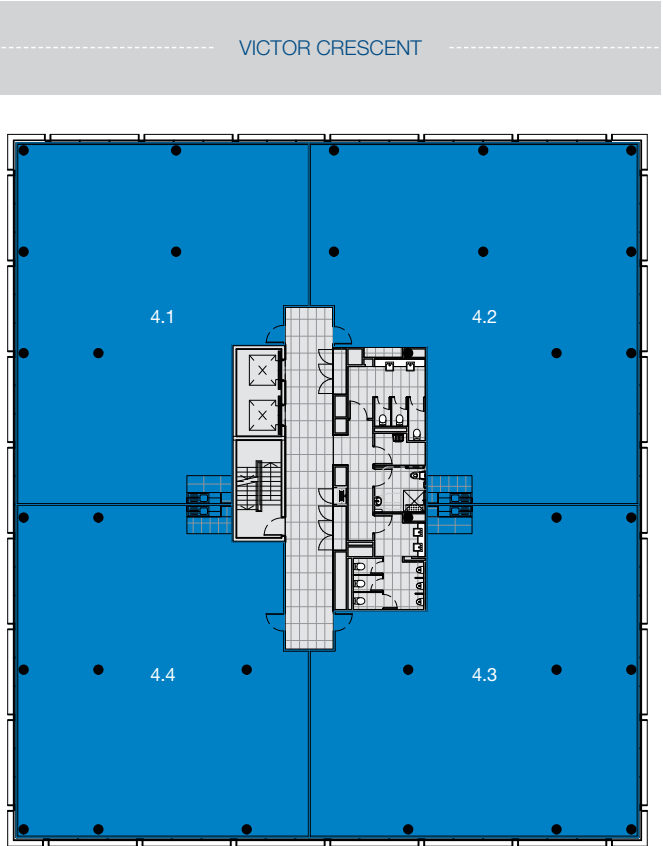
Floor
Plans



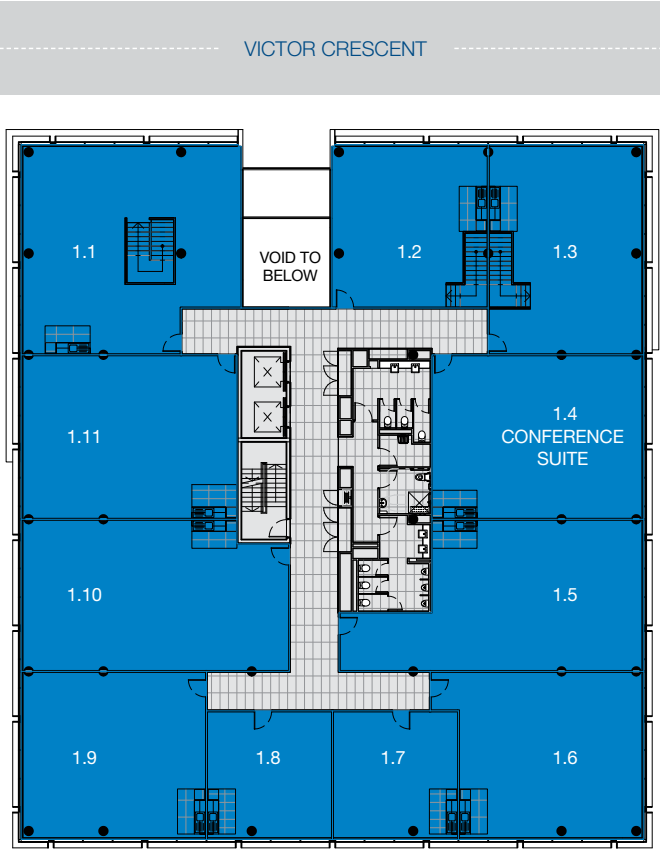
GROUND FLOOR



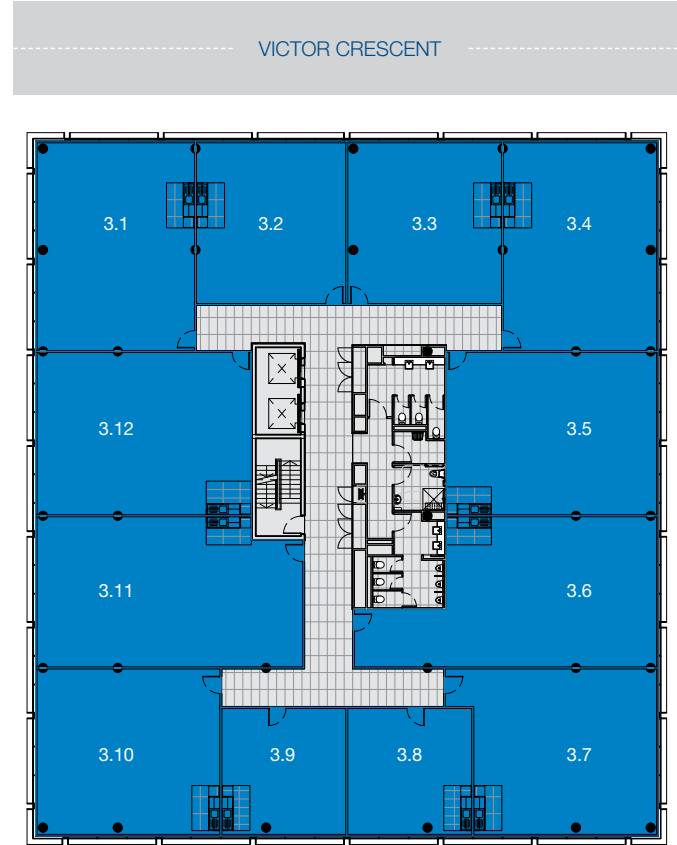
SECOND FLOOR



FOURTH FLOOR



FIRST FLOOR



THIRD FLOOR

LAKE VIEW



LAKE VIEW



Architecturally designed
office investments.





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

Established and owned by fifth generation Melbourne property identities, Michael and Andrew Buxton, MAB has activities in residential, retail, industrial and commercial developments, as well as a funds management business.

MAB's commercial developments include University Hill, a 104-hectare multi-award winning mixed-use community in Melbourne's north, representing a \$1 billion investment.



RMIT - University Hill



Ormond Square - University Hill

University Hill was MAB's first fully integrated development comprising residential, retail, commercial and industrial elements, and is projected to employ 4,000 people on completion, alongside 2500 homes.

See more at mab.com.au

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