

# **7**ORMOND

UNIVERSITY HILL

Office and Medical Consulting Suites

**MAB**



7  
ORMOND

**DEVELOPED BY AWARD-WINNING  
MAB CORPORATION AND DESIGNED BY  
RENOWNED ARCHITECTS WATSON YOUNG.  
7 ORMOND IS YOUR OPPORTUNITY TO OWN  
YOUR OWN OFFICE IN A PRIME LOCATION.**

- 1 Cycling track
- 2 Walking track
- 3 Future residential
- 4 Quest Apartments
- 5 Gym
- 6 Princeton Park
- 7 Chemist
- 8 Future North East Link
- 9 Australia Post
- 10 Childcare
- 11 Coles
- 12 Westpac Bank
- 13 Uni Hill Factory Outlets
- 14 Future Commercial
- 15 Airport (20 min)
- 16 CBD (35 min)
- 17 Tram stop, bus stop



# UNIVERSITY HILL

University Hill is a 104 hectare multi-award winning mixed-use development by MAB Corporation.

Delivering on its vision for the project, MAB has created a thriving community that strikes a balance between lifestyle, retail, community, business and the environment.

Businesses  
155

Retailers  
130

Dwellings  
1,000+

Employees  
3,000

Growing to  
4,000

within the next 3-5 years

Population growth  
2.6%  
p.a. since 2011



## GROWING COMMUNITY

\$1,276

Median weekly household income. Up 10% from 2011.

Source: <http://profile.id.com.au/whittlesea/highlights-2016?WebID=100>

62%

Number of households purchased or fully owned their own home

Source: <http://profile.id.com.au/whittlesea/tenure?WebID=100>

91%

Labour force being employed

Source: <http://profile.id.com.au/whittlesea/employment-status?WebID=100>

>140,000

Vehicles passing University Hill on Plenty Rd and Metropolitan Ring Rd daily

Source: Deep End Services, "Large format retail market review," October 2017

5000

Approx. population growth within the catchment area per year, exceeding than the Melbourne average.

Source: Deep End Services, ABS, Forecast i.d, Department of Transport, Planning, and Local Infrastructure, "Victoria in Future 2016"

## **BUILT FOR SUCCESS**

7 Ormond provides a rare opportunity to secure a professional suite in one of Melbourne's fastest growing suburbs. Tailored for the office occupier or medical professional seeking to establish rooms in this strategic location between the Austin and Northern Hospitals.

With a prominent facade, 7 Ormond provides opportunity for business identification signage facing one of University Hill's most trafficked thoroughfares, Ormond Boulevard.



## **WITHIN WALKING DISTANCE**

University Hill incorporates significant retail and employee amenities including Uni Hill Factory Outlets, cafés, restaurants, banking, Australia Post, Coles supermarket, childcare, gym and health related services.



**DESIGNED WITH  
EXPANSIVE GLAZING,  
EACH SPACIOUS  
SUITE IS FILLED  
WITH NATURAL  
LIGHT PROMOTING  
A HEALTHY AND  
POSITIVE WORKING  
ENVIRONMENT.**



Approved for office and medical consulting use



Areas from 60m<sup>2</sup>(approx) with the opportunity to combine suites



Dedicated ambulance and loading bay



Pricing starting from \$299,000 + GST



Secure car parking allocated to all suites



High speed fiber connections to each suite



Double height glazed atrium to building foyer inclusive of feature stairs



Artist impression

# SPECIFICATIONS

7 Ormond delivers the opportunity to operate in a high quality building environment with highly considered spaces, an abundance of natural light and the latest building technologies.

## Features available to occupants include:

### Within the suites

- ▾ Individually controlled reverse cycle air conditioning system
- ▾ Separately metered water and electricity with individual electrical distribution board
- ▾ Connectivity to fiber optic technology
- ▾ Window furnishings to external windows
- ▾ Individual kitchenettes complete with instantaneous boiling hot water and cold filtered water
- ▾ Kitchenette joinery units with space for 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

- ▾ Corporate entry with automated entry doors, double height atrium over feature stair and digital occupant directory
- ▾ Passenger lift to service ground and first floor
- ▾ External mail collection point
- ▾ DDA compliant bathroom amenities on ground floor and first floor, complete with shower facilities
- ▾ Environmental sustainable development initiatives to comply with the Building Code of Australia
- ▾ Opportunity for external business identification signage panels
- ▾ Secure bicycle storage areas
- ▾ Allocated to each property title is secure at-grade car parking
- ▾ After hours building and car park access via proximity card
- ▾ Dedicated and separate loading and ambulance bays

- ▾ **1** Secure spaces
- ▾ **2** Ambulance and loading
- ▾ **3** Building entrance
- ▾ **4** Chancellor Avenue extension
- ▾ **5** Secure carpark entry/exit gate
- ▾ **6** Carpark



# 7 ORMOND BOULEVARD AREAS

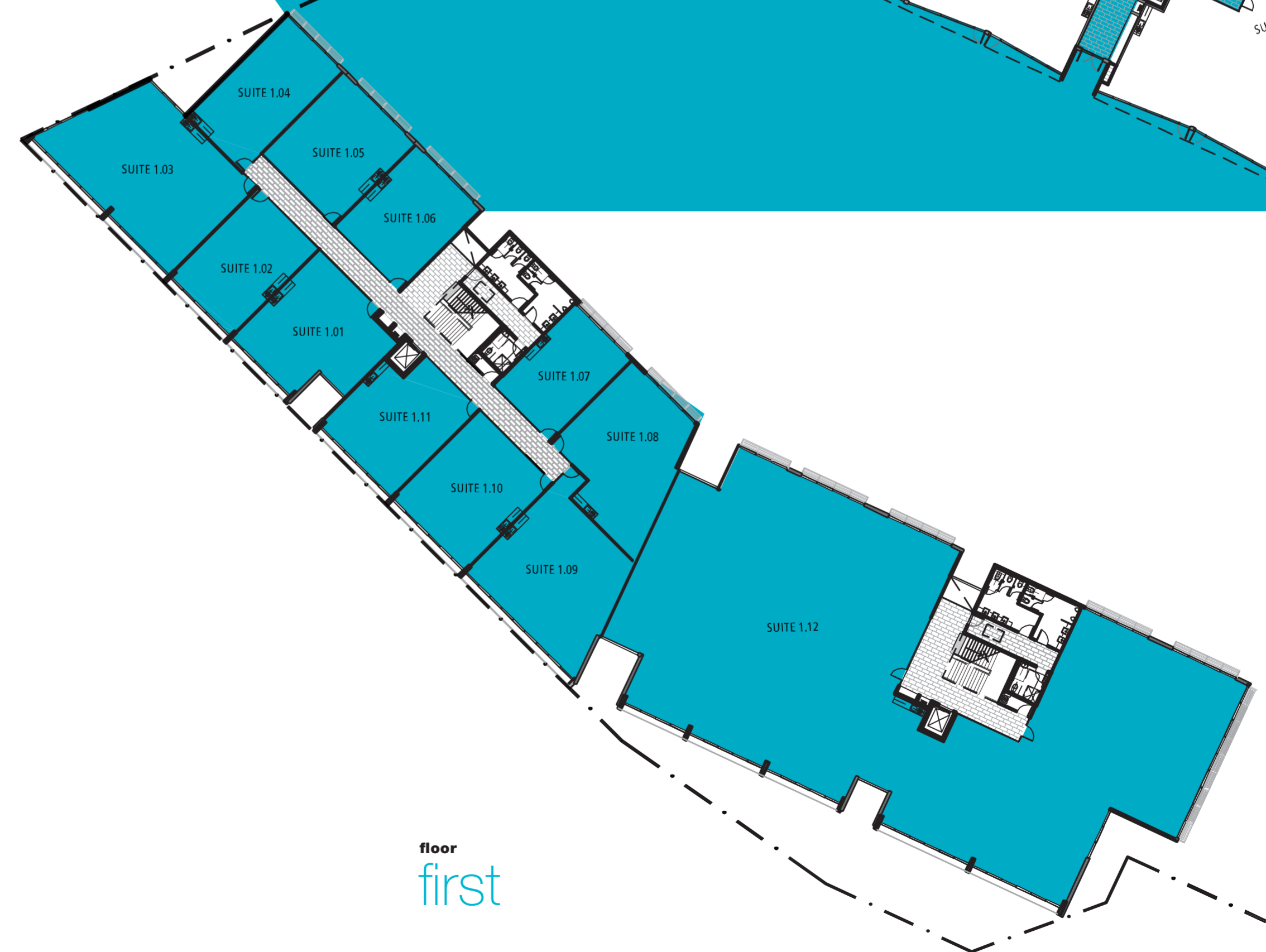
Suite	Lot no.	Area m <sup>2</sup>	Carpark allocation
<b>Ground floor</b>	G.01	67	2
	G.02	67	2
	G.03	132	5
	G.04	72	2
	G.05	76	3
	G.06	69	2
	G.07	60	2
	G.08	82	3
	G.09	117	4
	G.10	80	3
	G.11	71	2
	G.12	484	18
	G.13	357	12

Suite	Lot no.	Area m <sup>2</sup>	Carpark allocation
<b>First floor</b>	1.01	94	3
	1.02	69	2
	1.03	137	5
	1.04	72	2
	1.05	76	3
	1.06	69	2
	1.07	60	2
	1.08	95	3
	1.09	109	4
	1.10	82	3
	1.11	77	3
	1.12	881	30

floor  
ground



floor  
first





## MAB COMMERCIAL DEVELOPMENT

2015

**Janefield Drive** University Hill, Bundoora  
**Ormond Square** University Hill, Bundoora

2011

**Industry Business Hub** South Melbourne  
**240 Uni Hill** University Hill, Bundoora

2009

**20 Enterprise Drive** University Hill, Bundoora

2007

**Enterprise Drive** University Hill, Bundoora

2006

**South Junction** Moorabbin  
**Aquavista** NewQuay, Docklands

## EXPERIENCED DEVELOPER

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

With a diverse portfolio, MAB meets the needs of Melbourne's business community by building in carefully chosen locations. MAB's commercial developments transform suburbs into employment hubs by creating diverse, innovative and efficient places for people to do business.

Whether they are standalone unique office parks or part of mixed-use communities, MAB has created an impressive portfolio of projects specifically chosen to enable large and small businesses to prosper.

Established and owned by fifth generation Melbourne property identities, Michael and Andrew Buxton, MAB has activities in over 20 key residential, retail, business park, commercial space and investment management business.

With an unrivaled ability to deliver on complex planning outcomes for major projects and an established track record of creating outstanding public places, MAB's people are committed to the vision of producing quality developments.

**MAB**

MAB projects current development portfolio exceeds

**\$11 billion**

(includes completed, under development and future projects)

**\$7.5 billion**

**under development**

and future pipeline over the next 10-20 years

**>550**

**completed and future office suites**

**95,000m<sup>2</sup>**

**of office areas completed and planned**



30 Janefield Drive, Bundoora

Industry Business Hub, South Melbourne



## TAKE THE NEXT STEP



**Tim Grant** 0478 666 275  
**Matt Romanin** 0412 888 428



**Tristan Parker** 0423 880 688

