

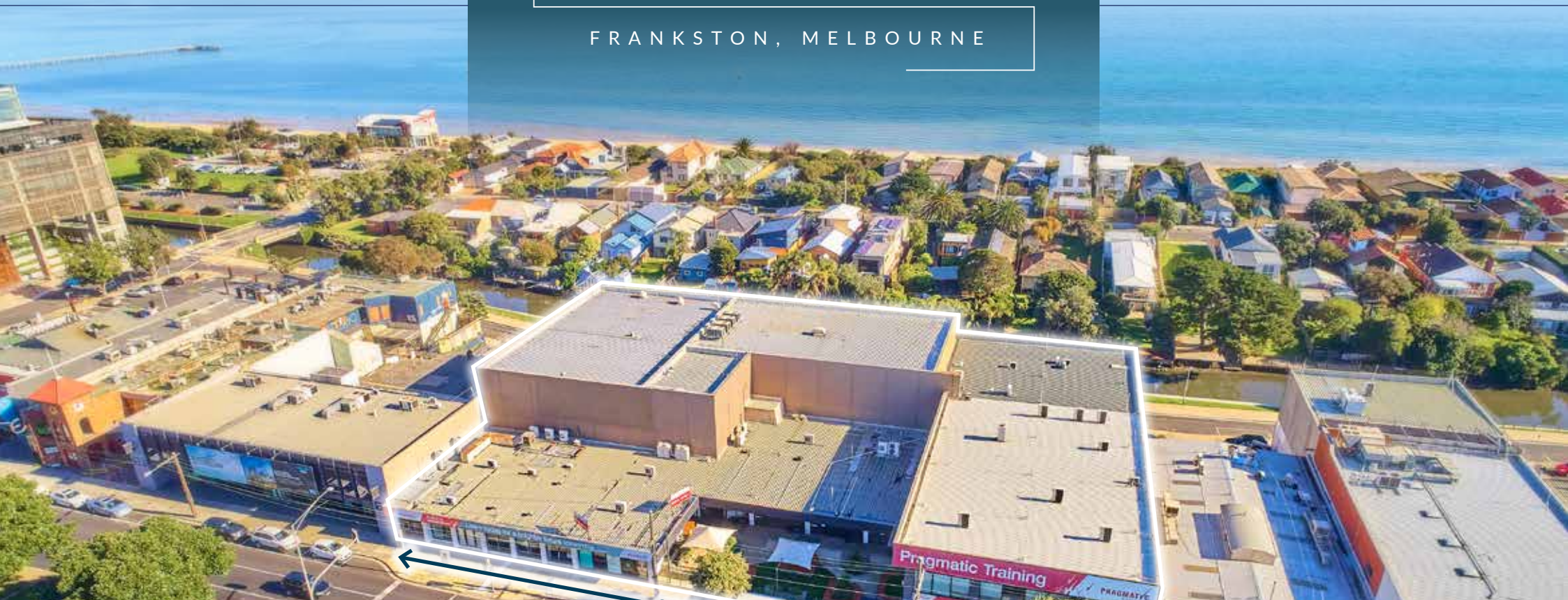


STRATEGIC COMMERCIAL

438 NEPEAN HWY

INVESTMENT OPPORTUNITY

FRANKSTON, MELBOURNE



BRAND NEW EIGHT (8) YEAR LEASE

NATIONAL TENANT



VALUE ADD & FUTURE DEVELOPMENT POTENTIAL

PRINCIPLE ACTIVITY CENTRE, MORNINGTON PENINSULA 'GATEWAY' LOCATION



FOR SALE VIA EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 23RD AUGUST AT 5.00PM

CBRE | Melbourne Middle Markets

“ Head office to National Education Provider with brand new 8 year lease following previous 10 year tenure ”



FAST FACTS

100% leased to national education operator Pragmatic Training Pty Ltd. Brand new 8 year lease.

- National Education Operator
- World Class Campuses
- 5 campuses in: Melbourne CBD | Frankston | Brisbane
- 90 educators
- 7 year CRICOS approval to provide training to 1,300 international students at 5 campuses
- Approved provider to obtain both Commonwealth and Victorian State Government funding
- 22,000* students since 2003
- National Academies of: Beauty | Early Childhood | Technology



Vibrant outdoor space



Modern fitout, meeting rooms and common areas



Fully fitted specialised training rooms



Iconic retail brands, 300m*



Frankston foreshore and beach



Bayside Shopping Centre, 150m*



Commercial Investment opportunity with Central Frankston CBD activity centre location



Flexible building of 3,718sqm* with 92 secure undercover car parks



Currently configured as education facility including office, studio, training and auditorium areas with creek and Bay outlooks



Large underlying land area of 3,284sqm*



High profile frontages of 69m* to both Nepean Hwy and Kananook Creek Boulevard



100% leased to national education operator Pragmatic Training Pty Ltd



New 8 year lease + options



Current Income: \$1,069,056p.a* plus GST as at 1st July 2017 with fixed 3% annual increases



Recent refurbishments and capital expenditure, providing attractive depreciation benefits



Permit approval for building extension for 120 place Childcare facility and training areas



Close to vast amenity including Bayside Shopping Centre (150m*), Frankston Train Station (430m*) and bus networks, Frankston Beach / Waterfront and recreation attractions



Linkages to major road networks connecting Melbourne CBD and famed Mornington Peninsula and tourism region





RARE & FLEXIBLE INVESTMENT OPPORTUNITY WITH LONG TERM INCOME
 PLUS, PRINCIPLE ACTIVITY CENTRE FRANKSTON CITY LOCATION, EXPERIENCING \$550 MILLION IN PUBLIC AND PRIVATE INVESTMENT

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WWW.438NEPEANHWY.COM.AU

FOR FURTHER INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.