



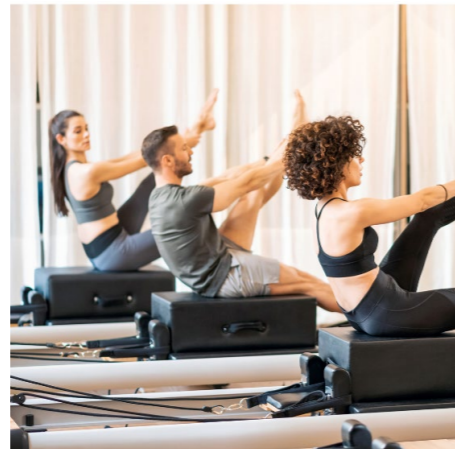
LEASING OPPORTUNITY

100 HOLDSWORTH ST COORPAROO

The Opportunity.

Blue Commercial is pleased to present Maasra, a mixed use development in the heart of Coorparoo to the market **for lease**.

Maasra is the perfect location for any retail, medical or office user looking to have a presence in the inner eastern suburbs. The development is located on Old Cleveland Road, with immediate proximity to Woolworths, Coles and Coorparoo Square, as well as being less than 2km from both the PA Hospital and Greenslopes Private Hospital. Maasra is the perfect hub for any business.





Property Features.

- Allowable uses include Medical, Office, Retail, Allied Health and Wellness.
- 189m² - 976m² available on the Ground Floor.
- 76m² - 1,514m² available on the First Floor with flexible tenancy options.
- Situated below 101 residential units including 4 penthouses of which the majority pre-sold off the plan.
- Designed by one of Brisbane's leading architects, Hayes Anderson Lynch (HAL).
- High quality construction by one of Brisbane's leading large project builders, Hindmarsh Construction.
- Bus stops directly outside development linking to Brisbane's CBD through to Carindale.
- Exclusive basement carparking available.

POPULATION GROWTH OF **8,300** BY 2031.

49,000 MOTOR VEHICLES PASSING THE SITE DAILY.

AVERAGE HOUSEHOLD INCOME OF **\$127,000** P.A.

\$1.04B RETAIL EXPENDITURE P.A.



Coorparoo, Brisbane

*Statistics sourced from Gap Maps using a 2.5km radius from subject site



Located in the heart of Coorparoo.

Medical.

- 1 Princess Alexandra Hospital
- 2 Greenslopes Private Hospital
- 3 Mater Private Hospital

Transport.

- 4 Coorparoo Bus Interchange
- 5 Coorparoo Train Station
- 6 Buranda Train Station
- 7 Norman Park Train Station

Landmarks.

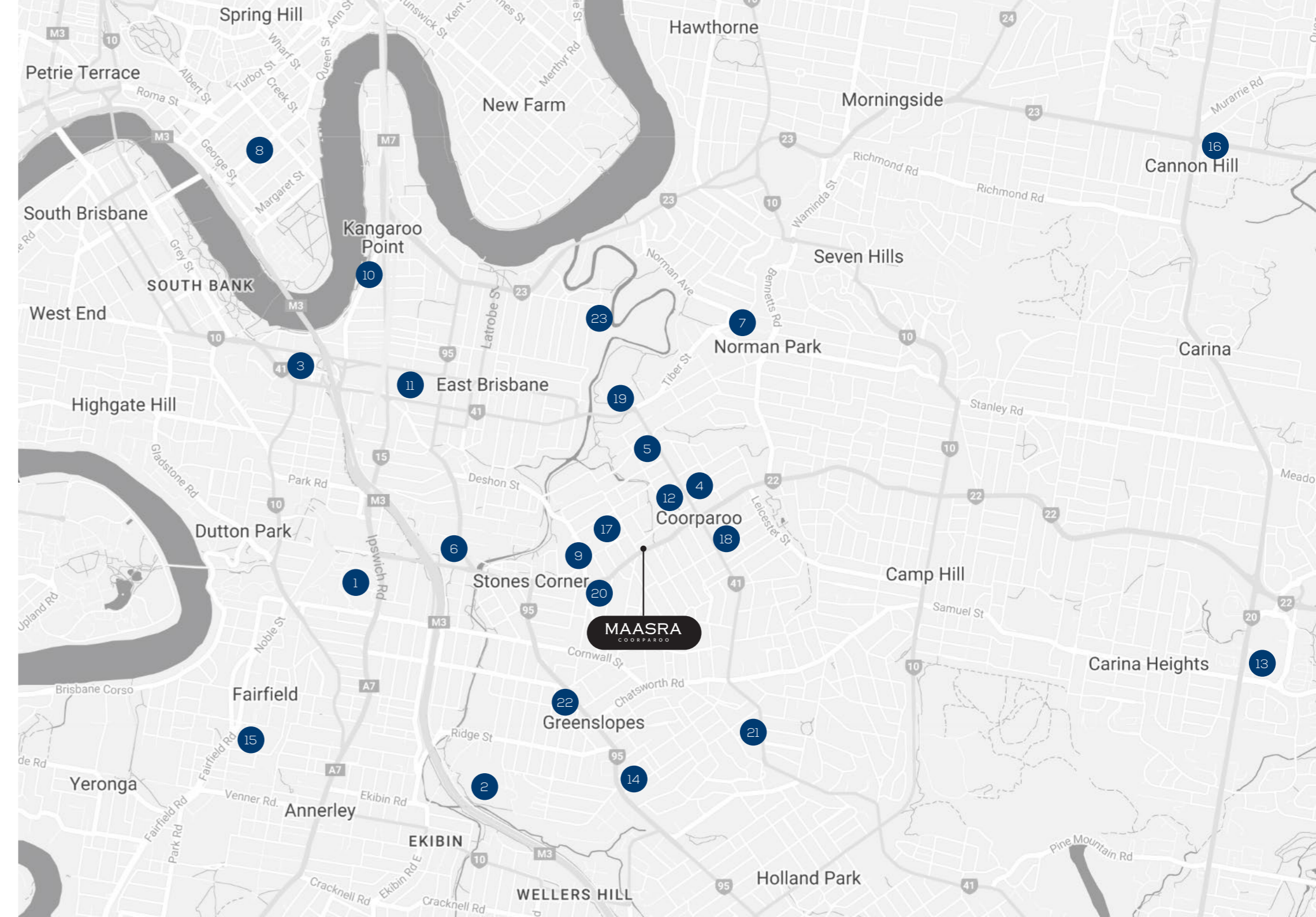
- 8 Brisbane CBD
- 9 Easts Rugby League Club
- 10 Kangaroo Point Cliffs Park
- 11 The Gabba Sporting Arena

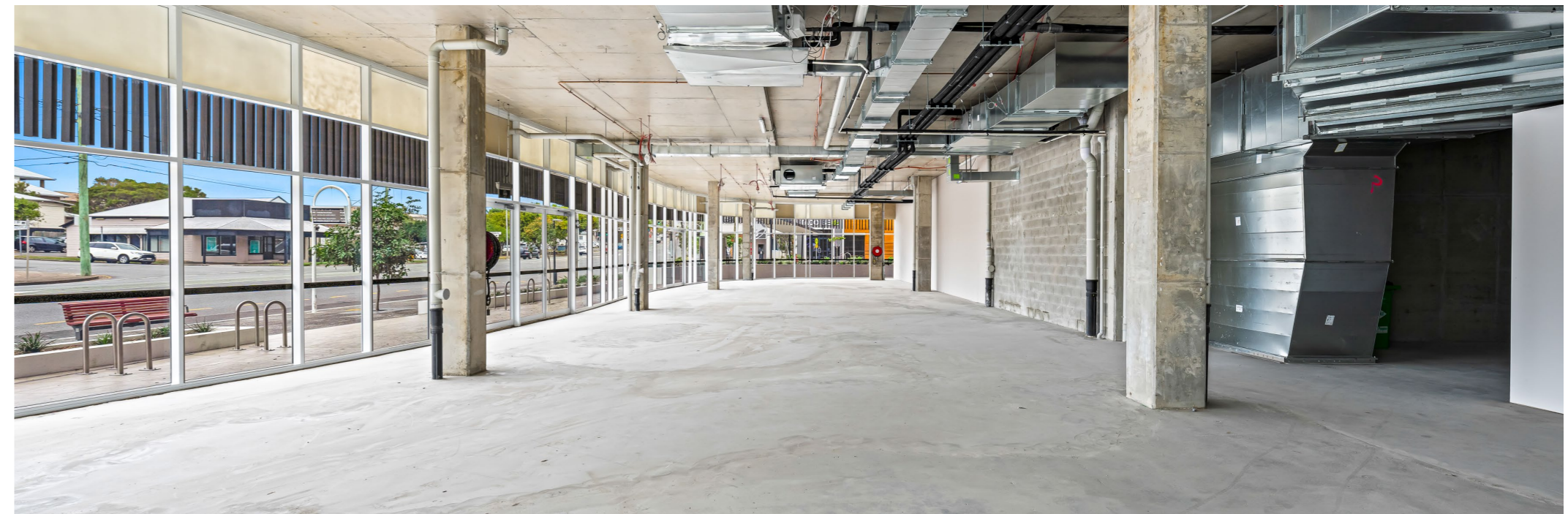
Retail.

- 12 Woolworths, Coles and Coorparoo Square
- 13 Westfield Carindale Shopping Centre
- 14 Greenslopes Mall
- 15 Fairfield Gardens Shopping Centre
- 16 Cannon Hill Shopping Centre

Education.

- 17 Villanova College
- 18 Coorparoo State School
- 19 Coorparoo Secondary School
- 20 St James Catholic Primary School
- 21 Loreto College
- 22 Greenslopes State School
- 23 Anglican Church Grammar School





Tenancies Available.

Both the Ground and First Floors are available for lease, with tenancies ranging in size from 72m² to 467m². These tenancy sizes are not fixed and can be adjusted to suit your needs.

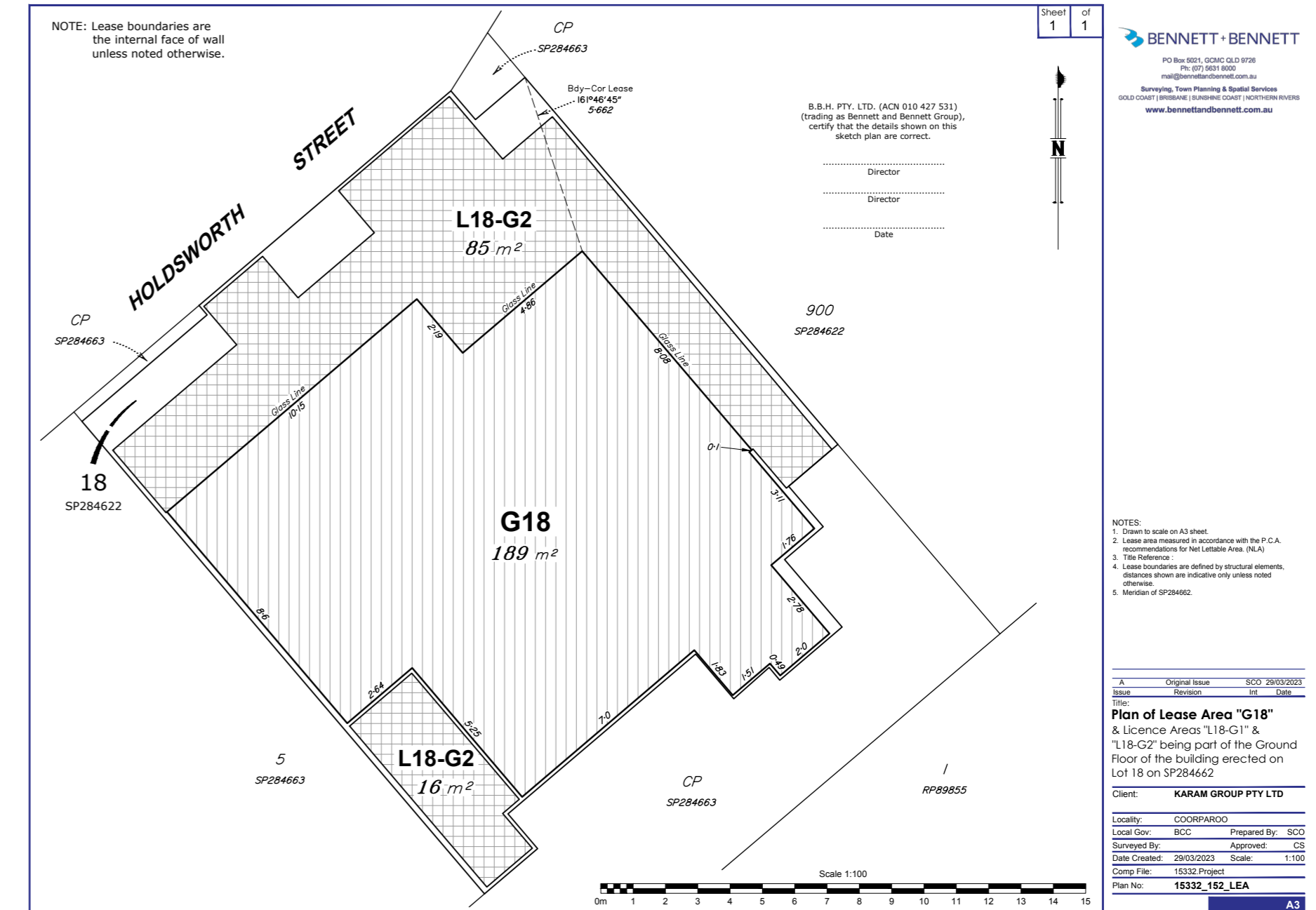
Ground Floor.

Tenancy	SQM	Usage
G18	189m ²	Food & Beverage
G01A	198m ²	Retail, Medical
G01B	229m ²	Retail, Medical
G02	467m ²	Retail, Medical

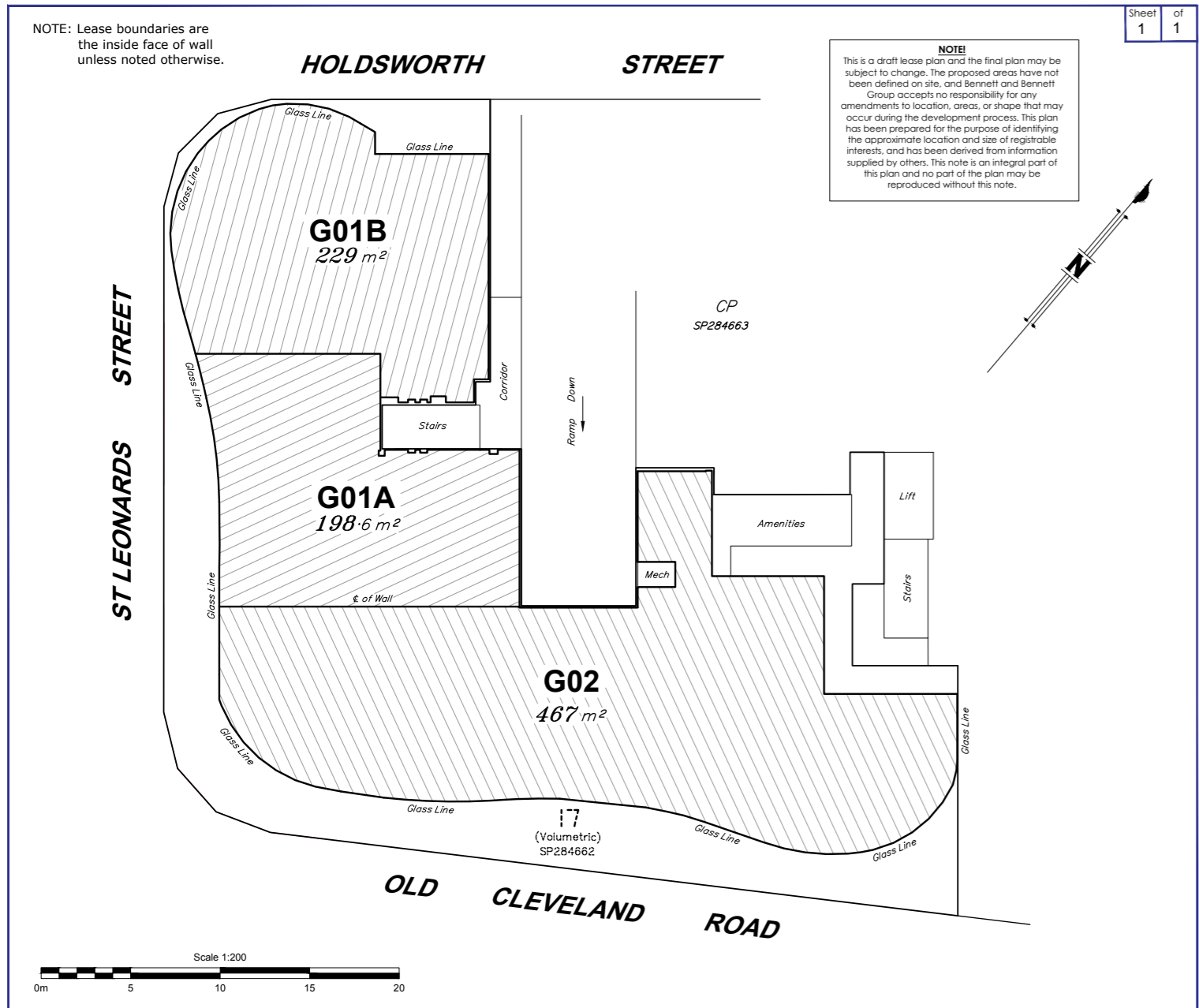
First Floor.

Tenancy	SQM	Usage
105	229m ²	Retail, Medical
106	180m ²	Retail, Medical
107	210m ²	Retail, Medical
108	148m ²	Retail, Medical
109	76m ²	Retail, Medical
110	117m ²	Retail, Medical
111	163m ²	Retail, Medical
112	72m ²	Retail, Medical

Ground Floor Food & Beverage.



Ground Floor Medical & Retail.



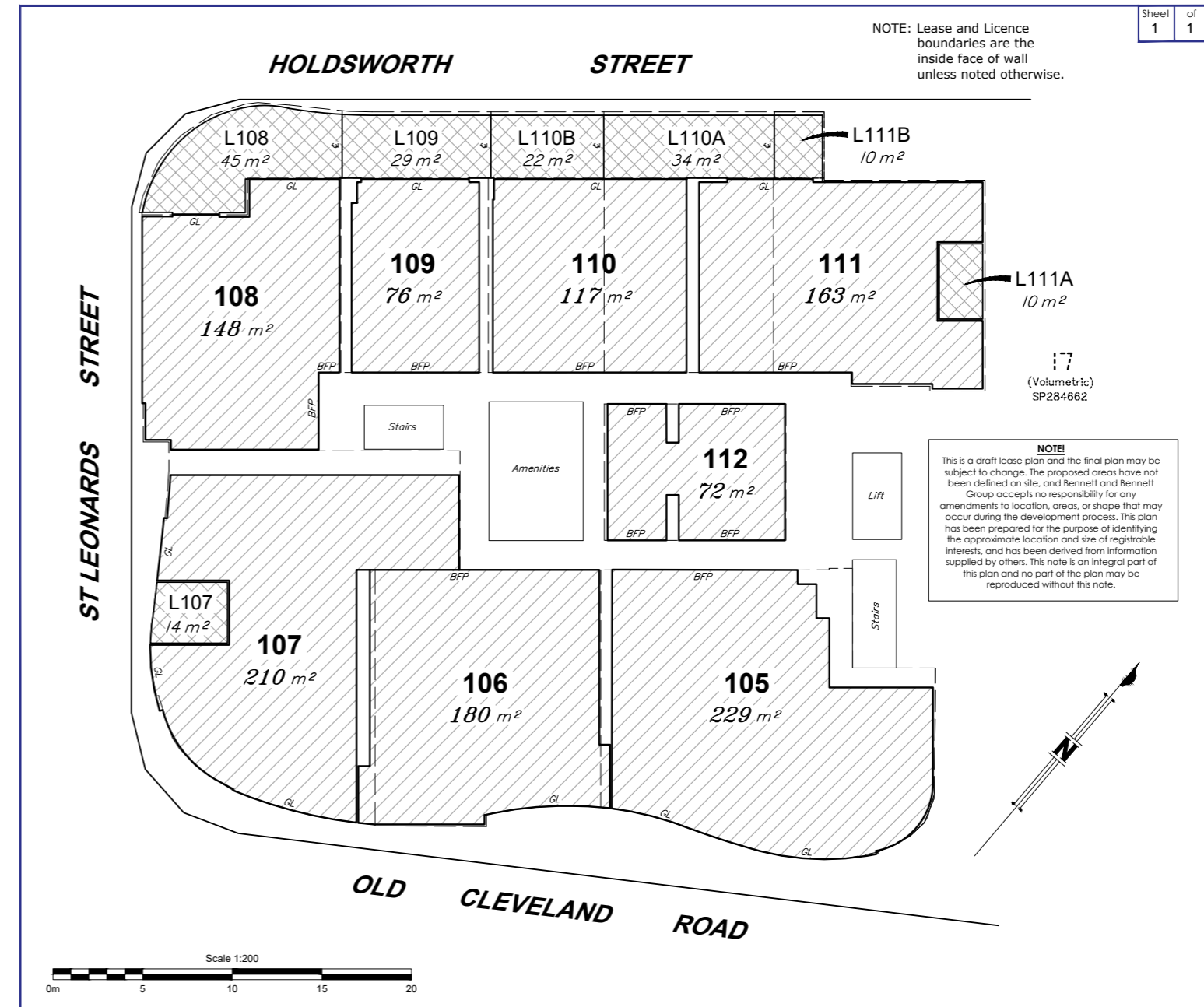
NOTE!
This is a draft lease plan and the final plan may be subject to change. The proposed areas have not been defined on site, and Bennett and Bennett Group accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

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- NOTES:**
1. Drawn to scale on A3 sheet.
 2. Lease area measured in accordance with the P.C.A. recommendations for Net Lettable Area (NLA).
 3. Title Reference :
 4. Adjoining tenancies shown have been compiled from other sources and are diagrammatic only.
 5. Lease boundaries are defined by structural elements, distances shown are indicative only unless noted otherwise.
 6. Meridian of SP284662

A	Original Issue	DAR	12/11/2021
Issue	Revision	Int	Date
Title: Plan of Lease Areas "G01A", "G01B" & "G02" being part of the Ground Floor of the building erected on Lot 17 on SP284662			
Client:		KARAM GROUP PTY LTD	
Locality:		COORPAROO	
Local Gov:	BCC	Prepared By:	DAR
Surveyed By:		Approved:	CS
Date Created:	12/11/2021	Scale:	1:200
Comp File:	15332_project		
Plan No:	15332_100b_LEA		

First Floor.



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Missing or invalid reference:
The S:\VTV\Configuration\ACAD\Logo\B+B Company Detail Panel_COL.pdf
Sheet: 1

- LEGEND:**
- € Denotes Boundary Co-incident with Centreline of Wall / Screen
 - GL Denotes Boundary Co-incident with Glass Line
 - BFP Denotes Boundary Co-incident with BFP Lot
 - Denotes BFP Lot Boundary
 - ▨ Denotes Lease Area
 - ▩ Denotes Licence Area

- NOTES:**
1. Drawn to scale on A3 sheet.
 2. Lease area measured generally in accordance with the P.C.A. recommendations for Net Lettable Area (NLA).
 3. Title Reference :
 4. Adjoining tenancies shown have been compiled from other sources and are diagrammatic only.
 5. Lease boundaries are defined by structural elements, distances shown are indicative only unless noted otherwise.
 6. Meridian of SP328314

A	Original Issue	ARS	17/07/2023
Issue	Revision	Int	Date
Title: Plan of Lease Areas "105-112" and Licence Areas "L107-L109, L110A, L110B, L111A & L111B" being part of the First Floor of the building erected on Lots 108-116 on SP328314			
Client:		"Maosra Commercial" CTS KARAM GROUP PTY LTD	
Locality:		COORPAROO	
Local Gov:	BCC	Prepared By:	ARS
Surveyed By:		Approved:	CS
Date Created:	17/07/2023	Scale:	1:200
Comp File:	15332_project		
Plan No:	15332_155_LEA		

For all leasing enquiries, please get in touch with:

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