

2 Bruce Street — Box Hill

TEMPO

WORKSPACES

DEVELOPED BY / **MAB**

Tempo's commercial offering is perfectly attuned to its locale in the heart of Box Hill, a beautiful, leafy suburb and a dynamic multifaceted activity centre supported by first-class infrastructure.

AN EXCLUSIVE OPPORTUNITY

Situated in the coveted Box Hill Gardens precinct with the tranquil gardens to the north and the bustling Box Hill Central shopping and dining precinct to the south.



Tempo's whole floor commercial offering provides for versatile spaces adaptable to different ways of working.

Located within one of Melbourne's nine key designated Metropolitan Activity Centres (MACs), Box Hill is recognised by the Victorian Government as a critical health and education precinct providing a range of essential employment, education, infrastructure and amenity for local residents.

It's these designations, along with consistent government investment and a number of additional fundamentals that is fast putting Box Hill on a path to becoming a major satellite city in Melbourne's east.

TEMPO WORKSPACES



2 BRUCE STREET — BOX HILL

CONNECTIVITY

Box Hill is a vibrant and dynamic suburb well serviced by public transport, education, employment, retail, commercial and dining options.

- | | | |
|-------------------------------------|--------------------------------------|---|
| 1. Port Phillip Bay | 9. Whitehorse Road | A. East on Whitehorse Road >1.5km |
| 2. Surrey Park | 10. Whitehorse Statue | Box Hill Town Hall |
| 3. Box Hill Bus Station | 11. Fresh Food Market | Box Hill Library |
| 4. Station Street | 12. Box Hill Gardens | Box Hill Police Station |
| 5. Box Hill Central Shopping Centre | 13. Elgar Road | Our Lady of Sion College |
| 6. Box Hill Central Shopping Centre | 14. Box Hill Institute | St. Francis Xavier Catholic College |
| 7. Box Hill Tram Interchange | 15. Epworth Eastern Private Hospital | Box Hill City Oval Box Hill High School |
| 8. Penny Drop Café | 16. Box Hill Hospital | |



CONNECTING TO MELBOURNE

Located less than 15 kilometres east from Melbourne’s CBD, Box Hill is situated within close proximity of the Eastern Freeway and Eastlink, providing convenient access to the city and Melbourne Airport. It boasts superb access to the Dandenong Ranges, Westfield Doncaster, Chadstone Shopping Centre and world-class health and educational facilities.



Box Hill Gardens



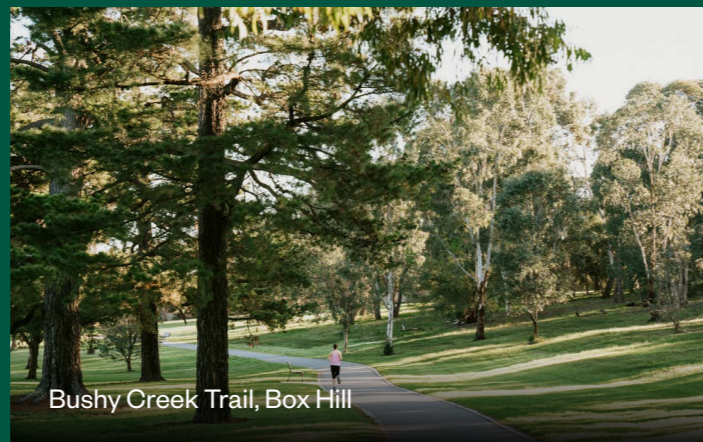
109 Tram to Port Melbourne via the Melbourne CBD



Box Hill Central



Box Hill High School



Bushy Creek Trail, Box Hill



Transit Score: 80

Box Hill’s impressive transit score is due to its world-class public transport options. *



Walkability Score: 95

Rated as a “Walkers Paradise”, Tempo achieves a near perfect score of 95/100 meaning daily errands do not require a car. *



Access to Open Spaces

Only 140 metres from Tempo’s lobby, Box Hill Gardens hosts a range of walking tracks, recreational facilities, clubs and activities.

Sources: * Walkscore.com (Bruce Street, Box Hill)



CONSIDERED DESIGN

A considered building that promises comfortable, quality spaces with the health and well-being of its occupants at the core of its design.



End-of-trip (EOT) facilities including secure bicycle parking. Employees also have access to the Level One Communal Balcony Garden with dining and BBQ facilities.



A welcoming ground floor café with alfresco area catering to residents and office users as well as the broader neighbourhood.



Box Hill's designation as a Metropolitan Activity Centre (MAC) is expected to bring further investment into the core services supporting the population in the region.



Box Hill Station and Transit Interchange is the fourth busiest suburban station in Melbourne incorporating all three modes of public transport.



Box Hill is the fastest growing city centre outside of the Melbourne CBD, and is crucial in providing employment, education, infrastructure and amenity to the eastern suburbs of the city.



The Suburban Rail Loop (SRL) East from Cheltenham to Box Hill will be running by 2035. The underground SRL station at Box Hill will be one of the most well-connected on the metropolitan network. Making Box Hill's thriving community more accessible.*

Source: *www.bigbuild.vic.gov.au/projects/suburban-rail-loop



SMART
SOLUTIONS | 8

The vibrant ground floor café with alfresco area has been designed to be a welcoming meeting place for this new business community.



Bolstered by major infrastructure projects including the Suburban Rail Loop (SRL) and Vicinity Centres proposed redevelopment of the neighbouring Box Hill Central precinct, the heart of Box Hill will transform into a new, world-class destination for Melbourne.



Provisions
for Food & Beverage



Expansive street
frontage and exposure



Significant
depreciation benefits





Artist's Impression

KEY FEATURES



Commercial office occupiers have access to the Level One Communal Balcony Garden with BBQ facilities.



Double glazed, openable windows and sliding doors to private balconies providing fresh air into the workspaces.



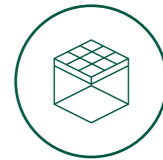
End-of-trip (EOT) facilities including secure bicycle parking.



Entire office floor of 550m2* with 10 secure car spaces. No stackers.



Minimum 2.7m (approx.) ceiling height with exposed services.



81.5 m2 retail café space on the ground floor.



Tempo is focused on employee well-being with offices having access to the Level One communal balcony garden with dining and BBQ facilities.

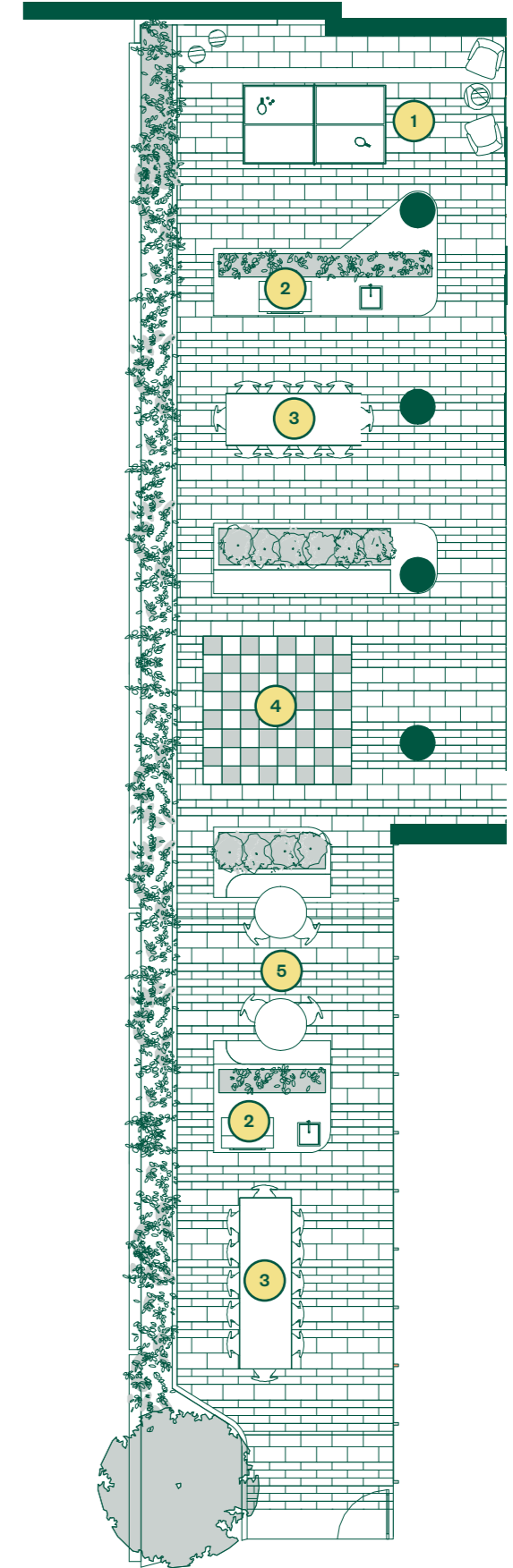
Location	Box Hill is a vibrant and dynamic suburb well serviced by public transport, education, employment, retail, commercial and food services.
Amenity	Offices have access to the north facing Level One Balcony Garden with dining and BBQ facilities; and on the Ground Floor End-of-trip (EOT) facilities including secure bicycle parking.
Quality	Elegant timber-lined entry lobby featuring bluestone tiled floors and timber batten ceilings with access to the Level One Workspaces via the two lifts or the custom fabricated stairway.
Major Employment Hub	Based on employment projections from the State Government’s strategic growth plan, Plan Melbourne, it is anticipated that the Eastern Region of Melbourne will see an additional 68,000 jobs by 2031.
Box Hill Key Workforce	Key industries that will experience growth include Retail Trade, Healthcare, Education and Professional Services.
Australia’s Fastest Growing City	Designated by the Victorian Government as a Metropolitan Activity Centre, Box Hill is expected to bring further investment, supporting the growing local population.
Ground Level	Retail space 81.5 m ²
Commercial Space	550 m ²
Car Parking	10 car spaces are allocated to Level One. No stackers.
Delivery Time	3rd Quarter 2024 (Estimated).

Level One Communal Balcony Garden

1. Table Tennis
2. Barbeque
3. Dining
4. Giant Chessboard
5. Breakaway Seated Area



The information presented here in was produced prior to the completion of construction. Floor areas, dimensions, fittings, finishes, tile patterns and setouts, and the like, and the specifications thereof, are indicative only, are not to scale and are subject to change without notice. Warranty that the information presented herein is a representation of the final product is not given either expressly or implied. Prospective purchasers must rely on their own enquiries. All areas, numbers are rounded to the nearest whole number. All dimensions are approximate. All internal / external furniture and whitegoods are not included. February 2023.





OVERVIEW

Ground Floor

1. Residential Entry
2. Commercial Entry
3. Public Access Laneway
4. Public Access Laneway to Whitehorse Road and Box Hill Gardens
5. Visitor Parking
6. Residential & Commercial Car Park Entry
7. Outdoor Bicycle Parking
8. Secure Bicycle Parking
9. Stairway to Level One
10. Office
11. Commercial Lifts x2
12. End-of-trip (EOT) Facilities
13. Retail Cafe with Alfresco
14. Tempo Apartments
15. Elland Avenue Apartments

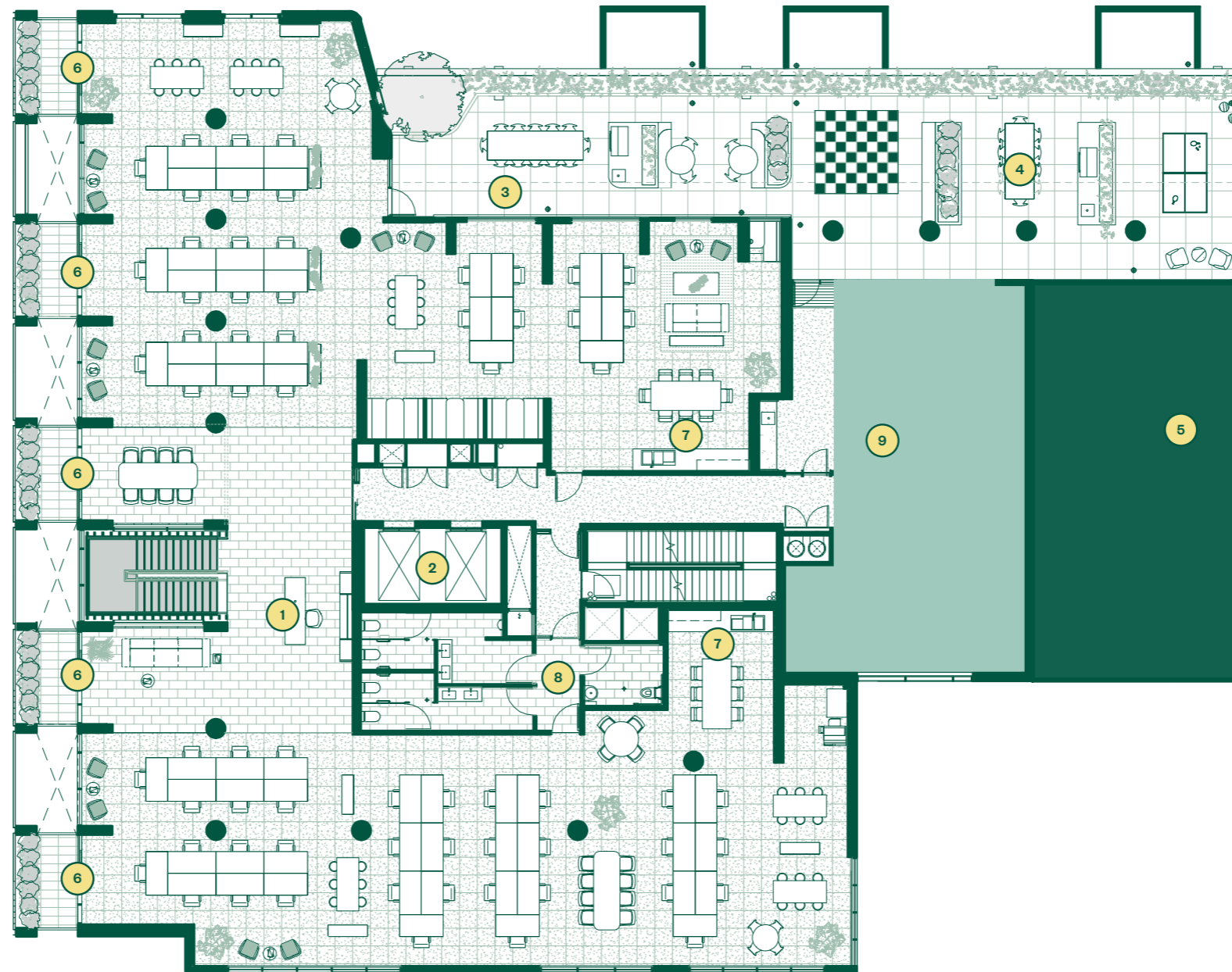


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Level One Full Office Floor - 550 m²

1. Reception/ Welcoming Area
2. Commercial Lifts x2
3. Level One Balcony Garden with BBQ Facilities, Table Tennis and Giant Chessboard
4. Communal Terrace
5. Elland Avenue Apartments
6. Double Glazed, Openable Windows and Sliding Doors to Private Landscaped Balconies
7. Kitchenette
8. Toilets (Male, Female & Disabled)
9. Residential Amenity



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TECHNICAL SPECIFICATIONS

Building and Common Area Features

Male, female and disabled toilets on Level One with architect selected finishes.

Fire hydrant & hose reel coverage. Fire extinguishers, fire sprinkler protection throughout, fire detection, and emergency warning system provided.

Two passenger lifts.

Building secured by electronic access control system (common areas) with after hours intercom system and CCTV surveillance to building entries.

Office Finishing (Ground and Level One)

Individually controlled and metered heating and reverse cycle heating and cooling.

Minimum 2.7m ceiling height (approx.)

Exposed painted concrete soffit.

Carpet.

Kitchenette.

Connection to embedded network.

LED lighting.

Double glazed openable windows and balcony sliding doors to private balconies.

Intercom system in the first floor offices that will allow occupiers to let their clients into the building after hours.

Environmental Features

Lighting: Achieves a lighting power density at least 20% lower than those required BCA 2016 Section J requirements.

All new DX air conditioning systems installed in the project will either be within 1 Star, or in the top 25 percentile, of the best available on the market under MEPS energy efficiency measurement standard.

Centralised Hot Water Systems powered by gas.

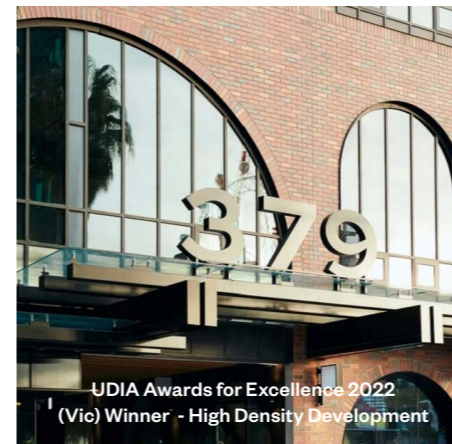
Sanitary fixtures will be within 1 Star of the following WELS ratings:

- 3 Star WELS (>6<7.5 L/min) shower heads
- 5 Star WELS taps
- 4 Star WELS WCs (6/3L flush)
- 6 Star WELS urinals
- 6 Star dishwashers
- Flow restricting devices on all fixtures

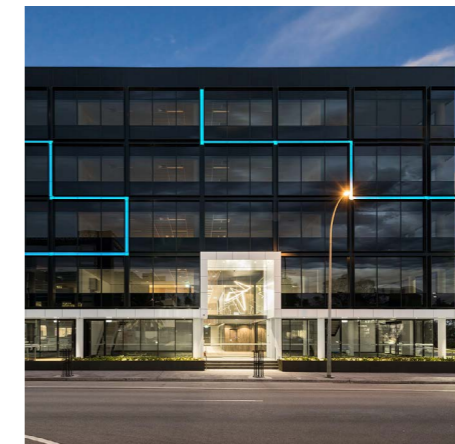




DEVELOPER



Escala NewQuay — Docklands



Cube One — Narre Warren



7 Ormond — Whittlesea

\$4.7 billion

Projects completed.

\$16.5 billion

Projects under development and future pipeline.

\$257 million

Commercial projects completed.

11

Office buildings developed.

DEVELOPED BY / **MAB**

Established in 1995, MAB has delivered exceptional developments, taking pride in shaping the fabric of the built environment and creating a legacy of originality, quality and excellence.

Today, MAB's diversified portfolio exceeds \$16.5 billion spanning masterplanned communities, residential apartments, townhouses, commercial offices, business parks, industrial, retail and investments.

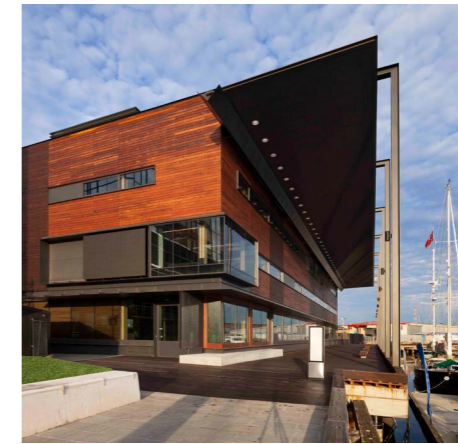
MAB's commercial developments transform suburbs into employment hubs by creating diverse, innovative and efficient places for people to do business.



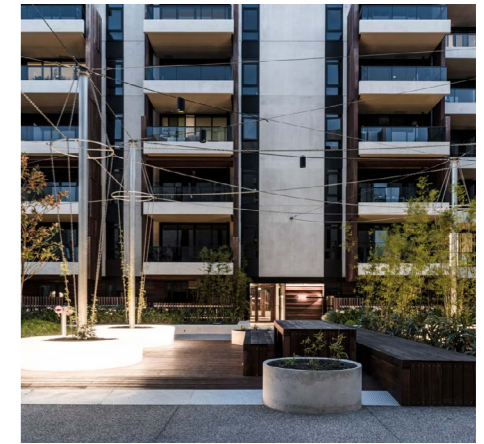
ARCHITECTS



John Street Apartments — Box Hill



Docklands Library — Docklands



Studio Nine — Richmond

hayball

As one of Australia's largest design practices, Hayball is a diverse studio which integrates architecture, interior design and urban design expertise alongside a culture that supports clients achieving their ambitions. For more than 30 years, Hayball has realised projects across Australia, New Zealand, South East Asia and China. Innovative, cohesive and sustainable solutions are achieved through a collaborative and research driven approach.

Hayball is a passionate contributor to Melbourne's design discourse and has played an active role in Box Hill's dynamic built environment. Tempo joins a respected portfolio of residential work for which Hayball excels.

With an approach that recognises both social and demographic shifts, Hayball is adept at delivering residential developments that respond to the future inhabitants of their buildings. Hayball has realised a portfolio of projects that are attuned to each individual locale and delivering consistently high standards of liveability.

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For more about MAB visit

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An architectural rendering of a modern building facade. The building features large glass windows and a prominent entrance area. Two large, leafy trees are positioned in the foreground, framing the view of the building. The scene is set during the day, with soft lighting and shadows cast on the ground. People are visible through the glass windows, engaged in various activities. The overall atmosphere is clean, modern, and inviting.

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