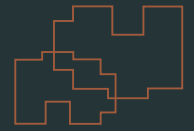


Gateway Office Park



747 Lytton Road
Building 2

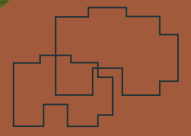


747 Lytton Road
Building 5





747 Lytton Road
Building 5



747 Lytton Road
Building 2

The Gateway to Australia's Fastest Growing City

Located in Brisbane's eastern metropolitan office precinct, 747 Lytton Road holds a commanding position at the heart of Queensland's largest employment zone outside of the Brisbane CBD.

Nestled amongst the serenity of a spacious grassed reserve and native greenbelt surrounds, these state-of-the-art offices lend themselves to both high and low density workplace configurations, harnessing the natural northern light of a Brisbane River aspect that floods each floor.

Murarie, the Gateway to Australia's TradeCoast, is sought after by prominent National and Global brands for its convenient corner arterial positioning providing direct access to key road networks connecting the Brisbane Airport, Brisbane CBD, Port of Brisbane and Pacific Motorway.

747 Lytton Road provides the junction for your business to grasp the opportunity of all that Metropolitan Brisbane has to offer.

–Metro Brisbane’s Corporate Connection–

**Just 7km from the Brisbane CBD
and a 10 minute drive to the
Brisbane Airport, the Gateway Office
Park has distinguished itself as the
premiere metropolitan destination
for corporate workplaces.**

Situated in close proximity to the recently developed Colmslie Business Park, the well-established Metroplex Industrial Park, and Australia’s fastest growing port, Buildings 2 and 5 at 747 Lytton Road are the strategic epicentre for executive and ancillary services.

Supported by nearby child care and fitness centres, dining and entertainment precincts as well as shopping centres, the corners of Lytton and Creek Roads provide employees the ideal work-life balance to enhance business productivity. Motorway and its linkages.



400m to Creek Road Bus Stop



1.4km to F45 Gym (2min drive)

2km to Goodlife (2min drive)

3km to Snap Fitness (4min drive)



450m to Goodstart Childcare Centre



1.5km to Murarrie & Cannon Hill
Train Station



5 min drive to restaurants & cafes



2km to Quest Hotel



10 mins to Brisbane Airport Terminal



-A Strategic Destination for Amenity-

Tightly held occupancies within lettable area have seen demand consume all but the final remaining part floor opportunities ranging in footprints of 120m2 to 600m2.

747 Lytton Road offers a low density and low rise precinct with highly curated and agile office footprints to satisfy the most efficient workplace strategies. Its recently refurbished elevators, fibre-optic infrastructure and over 385 secure basement car parks - one of Brisbane's most generous ratios at 1:23m2 of Net Lettable Area - offers consummate amenity to service any modern corporate headquarters.



Secure Car Parking
Substantial multi-story basement car park secured by swipe card access



Cafe
On-site café offering coffee, full range dining and office catering options



Air-Conditioning
Serviced by independent mechanical plant for separate tenancy control

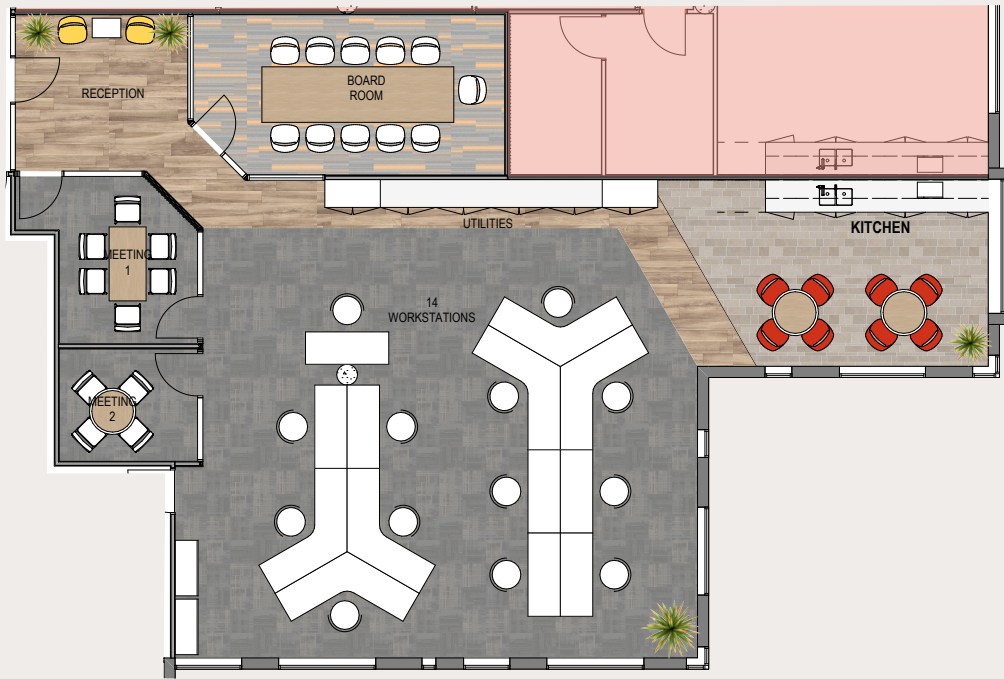


Fibre Optic
Serviced by fibre to the premises NBN connections

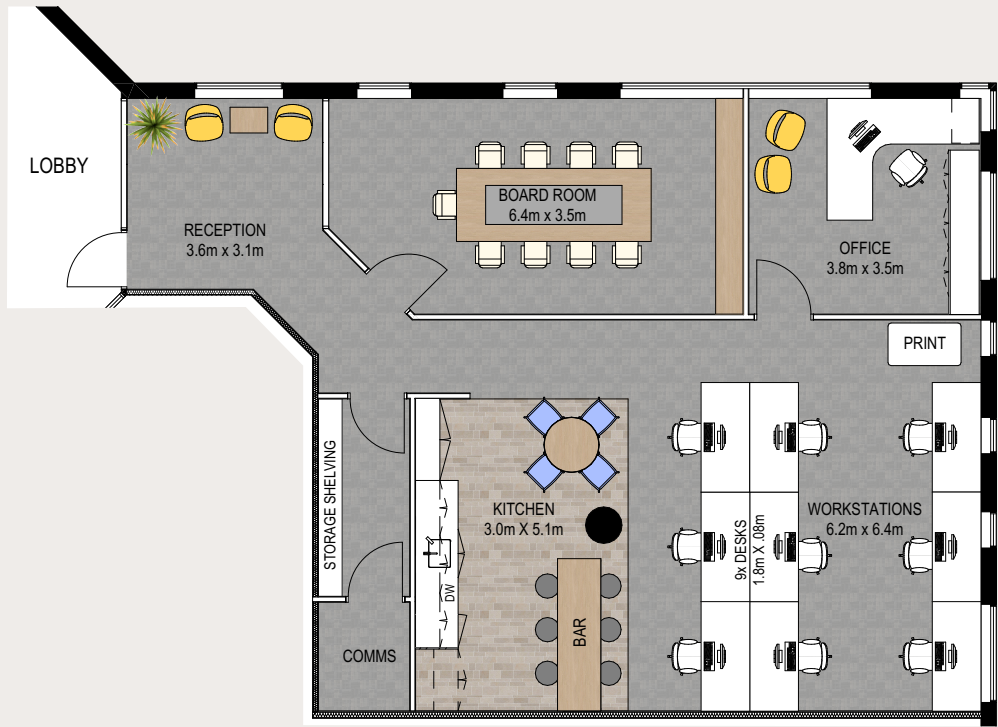


Natural Light
Flexible floorplates design maximizing natural light of each building's north aspects

–Flexible floorplates tailored
to your precise needs –



Building 2, Level 1: 197m², Test Fit Ratio: 1:15m²



Building 5, Level 1: 121m², Test Fit Ratio: 1:12m²

–Flexible floorplates tailored
to your precise needs –



Building 5, Level 3: 614m², Test Fit Ratio: 1:14m²

Building 2
–You’re in good
company–

The profile of the tenants which
operate from 747 Lytton Road reflect
the calibre of the buildings key
location. Making it Murarrie’s sort after
desitination for proffessional services.



NextFleet Australia offers exciting new fleet
management solutions for businesses of any size
with any number of vehicles.



Youi Pty Ltd is a registered general insurance
company which underwrites its own policies.



Acclarío is a professional services company based in
Brisbane focused in the space of business & technology.



The Colas Group is a world leader in the construction
and maintenance of transport infrastructure.



ADP offers industry-leading online payroll and
workforce management software and solutions
tailored to you no matter what your business size.



JAMES LAW

James Law is a team of Personal Injury Lawyers
helping you manage your compensation claims.

Building 2 Stack Plan

Level 3	Next Fleet Australia	838m ²
Level 2	Youi Insurance	880m ²
Level 1	Colas Civil Australia Part Floor Opportunity	367m ² 450m ²
Ground	Acclarío IT Automatic Data Processing James Law	435m ² 205m ² 144m ²
Total		3,346 sqm’s



Building 5
–You’re in good
company–

The profile of the tenants which
operate from 747 Lytton Road reflect
the calibre of the buildings key
location. Making it Murarrie’s sort after
desitination for proffessional services.



Raptis Investments is a hands-on owner and operator
of Retail, Commercial, Industrial and Wharf real estate.



Raytheon Australia is the nation’s leading defence
technology company, and a trusted partner to the
Commonwealth of Australia since the 1950s.



Simplot is a leading Australian food manufacturer
and the home of Australia’s favourite food brands.



CR is a world leader in innovative productivity
technology, manufacture and field-life management of
large surface mining equipment, fixed plant products,
and wear parts.



Philips is a leading health technology company
focused on improving people’s lives and enabling
better outcomes across the health continuum.



Safety culture assessments, training, coaching & consulting
that empower employees to make safer choices

Building 5 Stack Plan

Level 3	CQMS Razor Part Floor Opportunity	685m ² 602m ²
Level 2	Raytheon	1438m ²
Level 1	Raytheon Simplot Raptis Investments Part Floor Opportunity	702m ² 289m ² 242m ² 121m ²
Ground	Phillips Sentis	884m ² 389m ²
Total		5,380 sqm



–About Raptis Investments–

Raptis Investments is a hands-on owner and operator of Retail, Commercial, Industrial and Wharf real estate, through active leasing, management, development and marketing of our portfolio that spans the Eastern Seaboard and South Australia.

As a third generation Australian owned family business, we take pride in sharing our entrepreneurial spirit, from humble migrant beginnings, by building collaborative relationships with our stakeholders.

We value social responsibility, donating to and hosting many of our local communities' events as well as innovating our assets to learn more about our consumers and advance our environmental sustainability.

Whether our assets are your workplace or community, we aim to provide you with a valuable experience that meets the needs of each stakeholder.



Commercial Properties



45 Commercial-Road, Newstead



209 Robina Town Centre Drive, Robina



63 Pirie Street, Adelaide



Niecon Tower



12-14 Albert Avenue, Broadbeach



16-18 Albert Avenue, Broadbeach

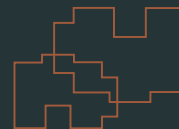
Retail Properties



Ballina Fair Shopping Centre



Niecon Plaza



747 Lytton Road
Building 2



747 Lytton Road
Building 5



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