

# Maroochydore

THE BRIGHT CITY



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## Ignite your ambition.

With a vibrant new CBD, Maroochydore will be the commercial heart of the Sunshine Coast.

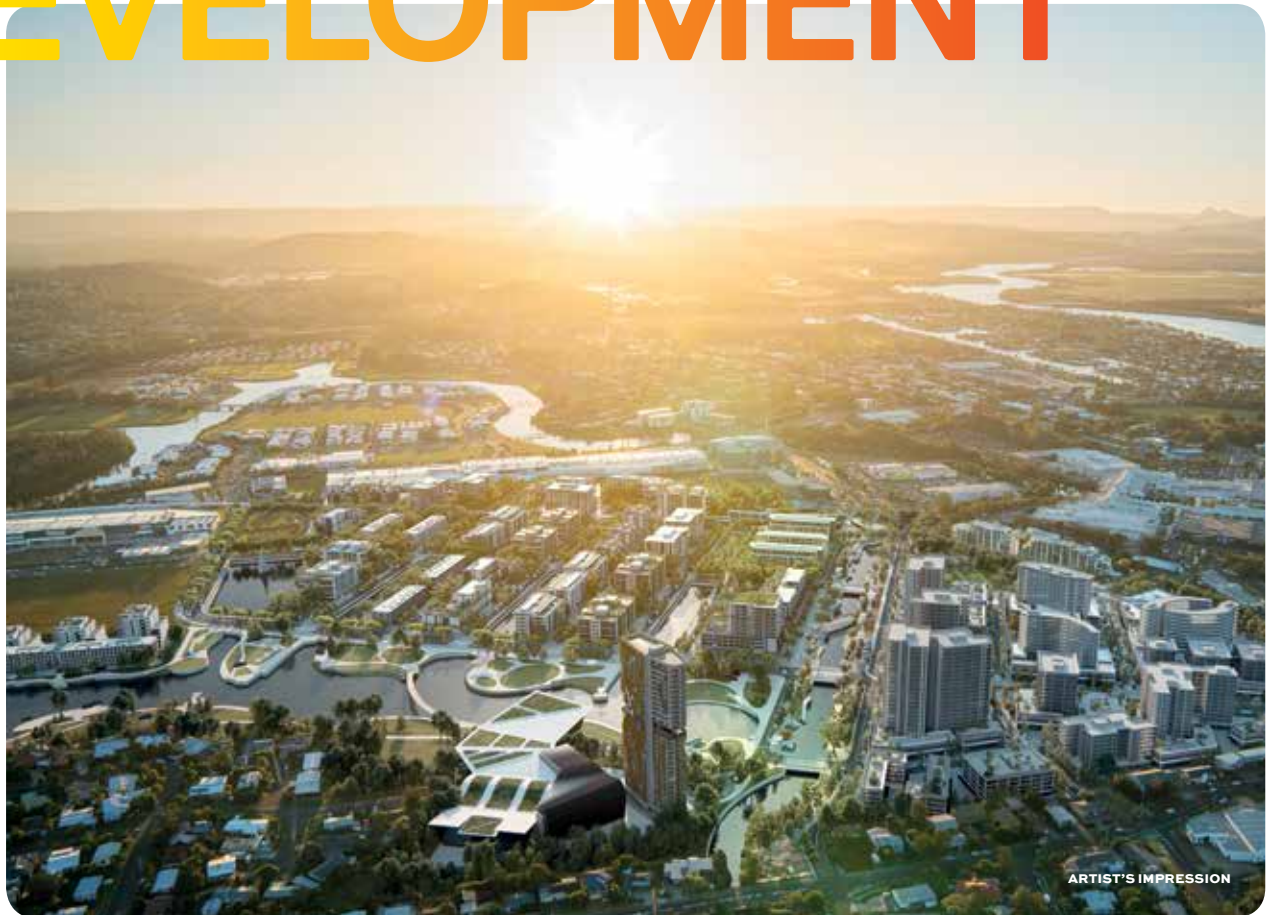
## Built for business.

An outstanding opportunity for companies, developers and investors.

ARTIST'S IMPRESSION



# A UNIQUE DEVELOPMENT



## A Brilliant Location.

The Maroochydore City Centre in the heart of the Sunshine Coast is the ideal location for companies seeking CBD offices in one of Australia's fastest growing regions.

Just five minutes from world class beaches and 10 minutes from the Sunshine Coast Airport, a new Central Business District is being developed on 53 hectares of council-owned land in this rapidly expanding, highly sought-after tourism and business destination.

Declared a Priority Development Area by the Queensland Government, the Maroochydore City Centre will include commercial, residential, retail and lifestyle precincts, with approximately 40 per cent of the site to be waterways, parks and plazas.

## THE NEW CBD WILL FEATURE:

- Prime commercial office space
- Exclusive retail and dining
- Striking new waterways
- Interconnected open space
- Recreational spaces
- Residential apartments
- A premium hotel/resort
- Entertainment, convention and exhibition facilities.





THE DEVELOPMENT SCHEME FOR THE NEW CBD OFFERS BUSINESS AND INVESTORS:

**150,000M<sup>2</sup>**  
COMMERCIAL GROSS FLOOR AREA

**65,000M<sup>2</sup>**  
RETAIL GROSS FLOOR AREA

**2000** RESIDENTIAL APARTMENTS

## A region on the move.

QUEENSLAND'S SUNSHINE COAST IS RAPIDLY BECOMING ONE OF AUSTRALIA'S ECONOMIC POWERHOUSES WITH:



Annual economic growth at least one per cent above the national average.



More than \$10 billion in public and private investment already committed and in the pipeline for delivery.



Over two per cent annual population growth forecast through to at least 2036.



The highest levels of business confidence in Queensland.

The region boasts one of the largest health precincts in the southern hemisphere with the opening of a new \$1.8 billion university hospital in 2017, while the planned expansion of the Sunshine Coast Airport will allow for direct flights from Asia and the Pacific from 2020.



**AS THE LARGEST CENTRAL BUSINESS DISTRICT NORTH OF THE STATE CAPITAL BRISBANE, THE MAROOCHYDORE CITY CENTRE WILL SERVICE A CATCHMENT POPULATION OF MORE THAN ONE MILLION PEOPLE.**

Designed for the 21st Century, the extensive and clever use of technology, together with unique features such as Australia's first underground automated waste collection system, will set the Maroochydores City Centre apart from other regional centres – and indeed, many State capitals.

The project's core commercial precincts are currently in the market, with building construction expected to commence in 2018.

This is your chance to secure a presence in a connected, sophisticated and contemporary city centre while enjoying South East Queensland's celebrated lifestyle and economic prospects.

## Expressions of interest are now open.

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