

[WYONG OFFICE TOWER]



[EXECUTIVE SUMMARY]

Property address:

Lot 1 DP1090455 4 Dulmison Ave,
North Wyong NSW

General description:

A range of units from 51m² to 153m²

Zoning:

B6 Enterprise Corridor

Definition:

Commercial premises

Permissibility:

Permissible with Consent (Wyong
Local Environmental Plan 2013 - "LEP")

AVAILABLE

COMMITTED

COMMITTED

COMMITTED





[OPPORTUNITY]

Gibbens Group are proud to offer an opportunity to be part of a quality premises within the Wyong Business Park. Located at 4 Dulmison Avenue and fronting onto the Pacific Highway in North Wyong. This modern commercial office complex presents an outstanding opportunity to secure a quality commercial unit within the fast-growing enterprise zone.

The zoning allows for a vast range of opportunities for any business.

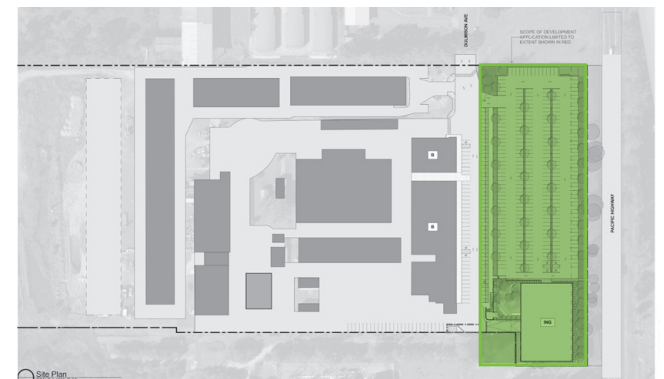
Located on the top floor of the new four storey complex, there is an opportunity to select from a range of unit configurations ranging from 19m² to 100m² in size. Take the opportunity to locate your business within one of the most vibrant complexes in the heart of growth in the northern Central Coast, NSW.



[WYONG OFFICE TOWER]

The Wyong office tower provides the vibrant centre of the site. Due to be completed in 2021, the tower is located within the expanding Wyong Business Park. The Business Park has a range of existing tenants providing a hub of activity, with a key national client the main tenant within the office tower. Also including opportunity to advertising on pylon signage along the Pacific Highway, your business will be sure to achieve strong exposure amongst quality tenants.

Comprising of 18 separate strata titled units with excellent car parking, there is a configuration to suit all businesses. Units are available in sizes from 19m² to 100m² and can be used for a range of purposes including commercial or office spaces.



[BUSINESS EXPOSURE]

Advertising pylon

Occupants of Wyong Business Park will have the opportunity for further business exposure through the display of their company on the advertising pylon fronting the Pacific Highway.

The pylon's key feature is the 4m x 3m LED screen - the largest interactive signage screen on the Central Coast - available for the exclusive use of all Wyong Business Park tenants.

Fees and conditions apply.



MAIN ELEVATION (1 : 50)

RENDVIEW (1 : 50)

[UNIT CONFIGURATIONS]

The Wyong Officer Tower comprises a range of unit sizes located on the top floor of the building.

Unit 1 62sqm

Unit 2 25sqm

Unit 3 21qm

Unit 4 19sqm

Unit 5 19sqm

Unit 6 21sqm

Unit 7 20sqm

Unit 8 33sqm

Unit 9 71sqm

Unit 10 90sqm

Unit 11 42sqm

Unit 12 48sqm

Unit 13 42sqm

Unit 14 42sqm

Unit 15 48sqm

Unit 16 42sqm

Unit 17 90sqm

Unit 18 100sqm



Commercial
Office & Café
4,800m²



Wyong Business Park

Unit B7
556m²
Training Wheels

Unit B6
Patched & Pieced
112m²

Unit B8
413m²
Evolve
Performing
Arts

Unit B5
306m²
Central Life
Christian Church

Unit B4
279m²

Unit B3
279m²

Unit B2
437m²
Talk Agency

Unit B1
808m²
Glee Coffee Roasters

Warehouse E
1,012m²

Warehouse D
2,564m²

Warehouse M
281m²

Warehouse O
635m²

Warehouse N
1064m²

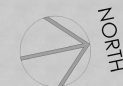
Warehouse G
68m²

Unit 20 50m ²	Unit 38 75m ²
Unit 19 50m ²	Unit 37 100m ²
Unit 18 50m ²	Unit 36 100m ²
Unit 17 50m ²	Unit 35 100m ²
Unit 16 50m ²	Unit 34 100m ²
Unit 15 50m ²	Unit 33 100m ²
Unit 14 50m ²	Unit 32 75m ²
Unit 13 75m ²	Unit 31 75m ²
Unit 12 75m ²	Unit 30 75m ²
Unit 11 75m ²	Unit 29 75m ²
Unit 10 75m ²	Unit 28 75m ²
Unit 09 75m ²	Unit 27 75m ²
Unit 08 50m ²	Unit 26 100m ²
Unit 07 50m ²	Unit 25 100m ²
Unit 06 50m ²	Unit 24 100m ²
Unit 05 50m ²	Unit 23 100m ²
Unit 04 50m ²	Unit 22 100m ²
Unit 03 50m ²	Unit 21 100m ²
Unit 02 50m ²	
Unit 01 50m ²	

Stage1

**SIMPLY
STORAGE**

**SIMPLY
STORAGE**



PACIFIC HIGHWAY

[MARKET OVERVIEW]

The Wyong Business Park site within the Northern Growth Corridor of the Central Coast, stretching from Tuggerah to Warnervale. being the capital of the North, this area has already seen tremendous expansion fuelled by both private and public infrastructure investment and population growth.

The region is seeing an increase in developer activity, job opportunities and major infrastructure developments including improved road and rail access to the proposed Warnervale Town Centre and upgrades to the M1 Pacific Motorway and Pacific Highway.

Local agents are witnessing an increase in enquiry rates for commercial spaces within the region with increasing demand for quality commercial premises.

The Northern Growth Corridor is continuing to expand with strong investor demand. The region has seen major upgrades with new developments being completed throughout the region.

Combining the strategic public and private investment throughout the area, the strengthening of major transport links between Sydney, the Central Coast and Newcastle and the overall strong demand for quality commercial properties, we see this time as the beginning of a commercial boom for our growing City.



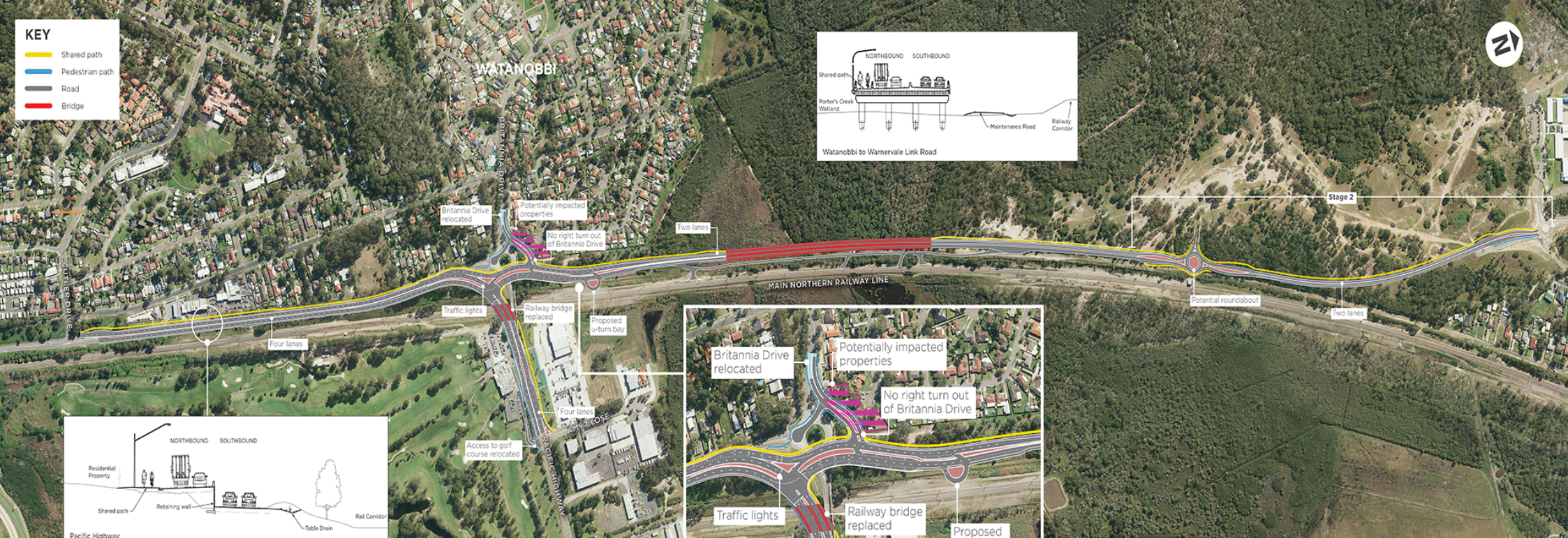
STRATEGIC INVESTMENT

The NSW Government is showing a strategic commitment to develop the Northern Growth Corridor of the Central Coast. Based on seven key precincts, the Northern Growth Corridor's current growth is delivered strategically to ensure the greatest potential for the region.

Positioned between two of the major growth areas including the Warnervale to Tuggerah Regional Economic corridor and the Warnervale Wadalba land Release Area, the Wyong Business Park is poised to take full advantage of the strategic investment within the region. The \$2 billion Westfield Business Park investment will continue to boost the already accelerating commercial prominence of the area.

Warnervale Town Centre will emerge as a new mixed use strategic centre to service new communities, supported by a new transport interchange. Development will support the establishment of a health precinct at Wyong Hospital and expanded retirement housing in the north of the region.

The Sparks Road and Pacific Highway corridors will continue to be important for new development areas including the Wyong Business Park.



[WARNERVALE LINK PROJECT]

The Warnervale Link Project is a new 2.3 kilometre two lane link road between Pacific Highway at Wyong and Albert Warner Drive at Warnervale including a bridge over Porters Creek Wetland. This will include widening the Pacific Highway to two lanes in each direction through Wyong.

The Link Road will relieve some congestion on roads around the Wyong area by offering more direct connections between Warnervale, Wyong and Tuggerah and the M1 Pacific Motorway.

The project will directly link the residential growth area of Warnervale to the administrative and commercial precincts of Wyong and Tuggerah and will reduce delays on the M1 Pacific Motorway for long distance traffic and freight making the Wyong Business park more accessible than ever.

An architectural rendering of a modern, multi-story office building. The building features a mix of light-colored concrete panels and large glass windows. A prominent yellow panel on the left side of the building displays a white lion logo. The building has several balconies with glass railings, and people are visible walking on the ground level and on the balconies. The sky is blue with scattered white clouds. In the foreground, there is a paved area with some greenery and a few people walking.

[BENEFITS]

Quality, energy efficient, 4 star green rated building

Existing high-profile national tenant

High profile site with over 25,000 vehicles passing daily

Strong attraction of customers through location of new services

Close proximity to a range of storage options for growing businesses

Ample car parking across the site with 350 new car parking spaces

Quality cafe on-site for office catering and breakfast or lunch options

Excellent vehicle access for all units

Flexible fit out options

[A VIBRANT LOCATION]

The Wyong Business Park is conveniently located in the centre of the Northern Growth Corridor.

The site is conveniently located close to the M1 Pacific Motorway and is situated on the Pacific Highway - the main arterial road of the Central Coast. The new Link Road project will see even greater connectivity between the Business park and the Pacific Motorway. The site is within close proximity to service stations and a range of other food outlets and speciality stores within the surrounding commercial district. Major supermarket stores, Woolworths and Coles, are located just a short four minute drive away.

For those growing businesses, the adjacent self storage centre and on-site storage options provide an ideal location to conveniently expand your capacity without impacting your business.

With all these services and the Wyong Golf Club just a short stroll away, the Wyong Business Park is an ideal investment.





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