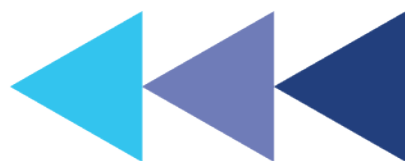




BRANDON OFFICE PARK



*INFORMATION
MEMORANDUM 2023*



BRANDON OFFICE PARK

Brandon Office Park is a genuinely practical commerce hub distinguishing from others. Over three decades, it has continuously aided and stimulated regional business development and community prosperity, becoming a well-known icon among locals for its accountability as a commercial premises provider. Creating value and sharing accomplishments with customers are core philosophies of management experts at Brandon Office Park (BOP).

--- *BOP* ---





LOCATION

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A GENUINELY PRACTICAL COMMERCE HUB

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BRANDON OFFICE PARK

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WORKPLACE

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SEGMENT ONE

LOCATION

Effective connectivity is essential for every business. Brandon Office Park offers excellent geographical location in Glen Waverley, just 20km from Melbourne CBD via the M1 Freeway. With its excellent connectivity, BOP is positioned for success.



BRANDON OFFICE PARK

- Core Melbourne South-Eastern location
- 20km to Melbourne CBD through M1 Freeway
- Northeast corner of intersection of Springvale Rd and Ferntree Gully Rd
- 3.5km to the south of The Glen
- Cross-road comprehensive shopping centre
- Brandon Park Reserve
- 3km to Glen Waverley public transport station

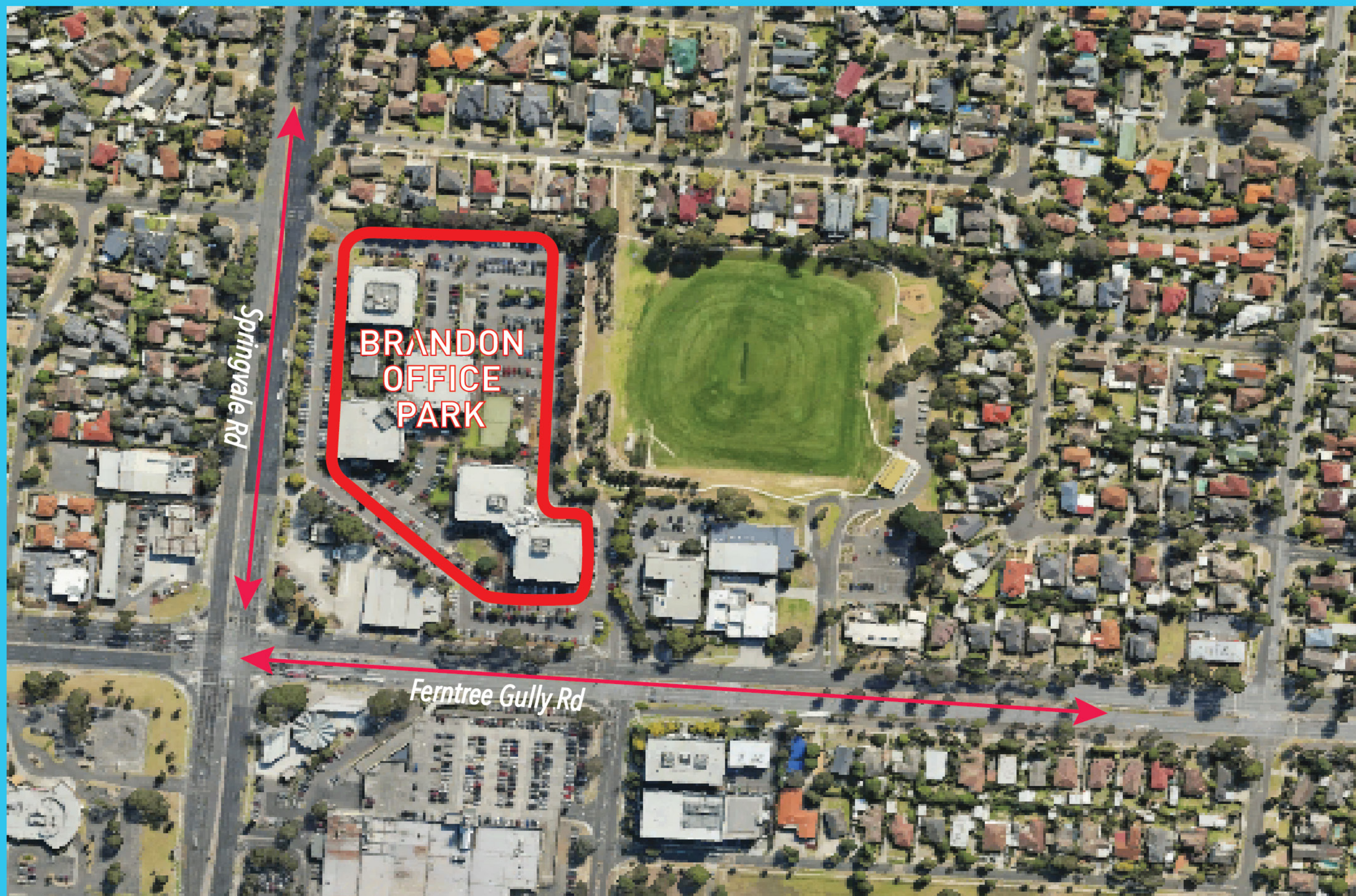




SEGMENT TWO

A GENUINELY PRACTICAL COMMERCE HUB

The hub is designed to provide a seamless and efficient platform for commerce, with a focus on practical solutions. We are dedicated to creating a supportive environment for businesses and entrepreneurs, with access to valuable resources and expertise to help your business.





SEGMENT THREE

BRANDON OFFICE PARK

Welcome to a localized and well established office park in Eastern Melbourne managed by dedicated professional management team for years. With its stable services, flexible leasing elements and broad future possibilities, BOP provides optimal office solutions along with bright business expansion and achievement.







SEGMENT FOUR

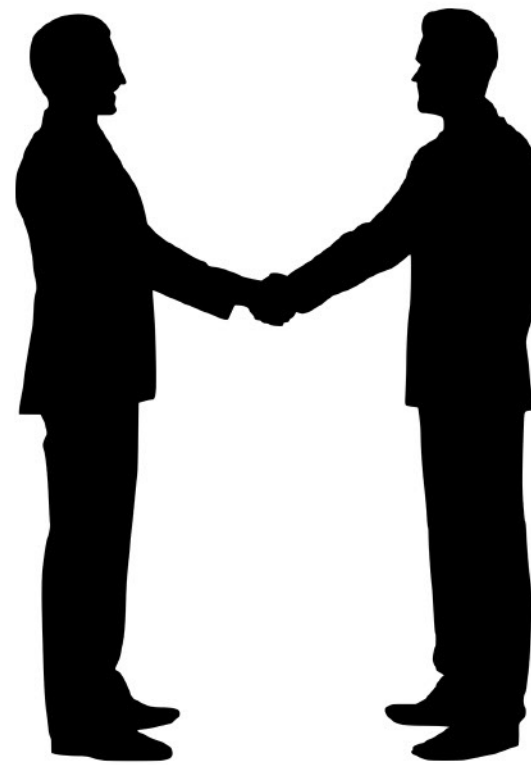
WORKPLACE

The working environment flexibility and revelatory are key factors to encourage creativity and productivity. Feasibility of these factors at BOP will enhance not only morale but also intelligence of your staff to score successes.





Unlock the potential of your business with our flexible and modern office spaces. Experience a seamless blend of functionality and comfort, designed to inspire productivity and collaboration. From startups to established companies, our tailored solutions cater to your unique needs. Embrace a new era of work environment. Lease with us today!



Discover the perfect space for your next meeting in our modern and fully equipped conference rooms. Our full on-site management team ensures smooth operations and provides comprehensive support, allowing you to focus on your core business.

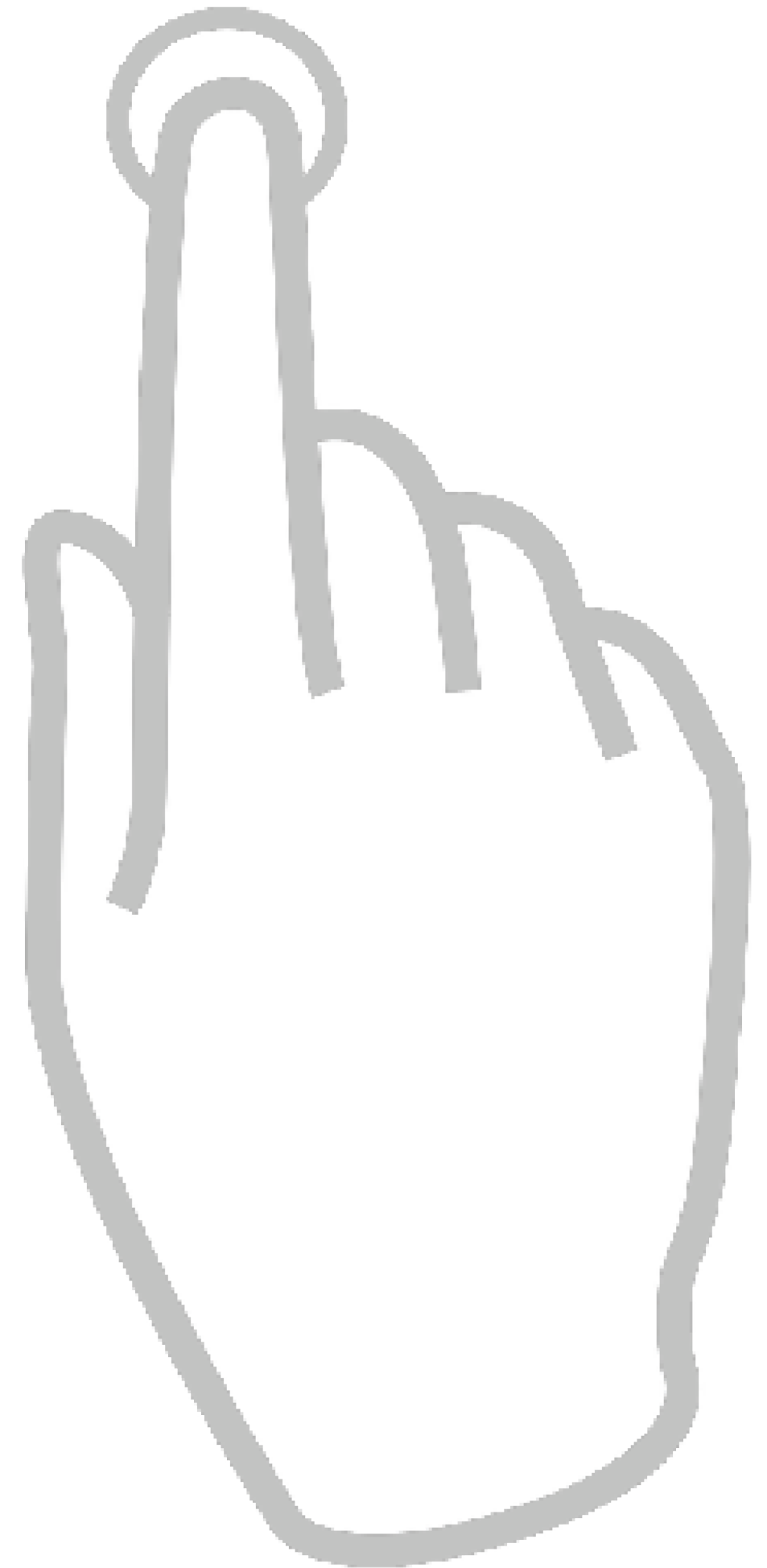


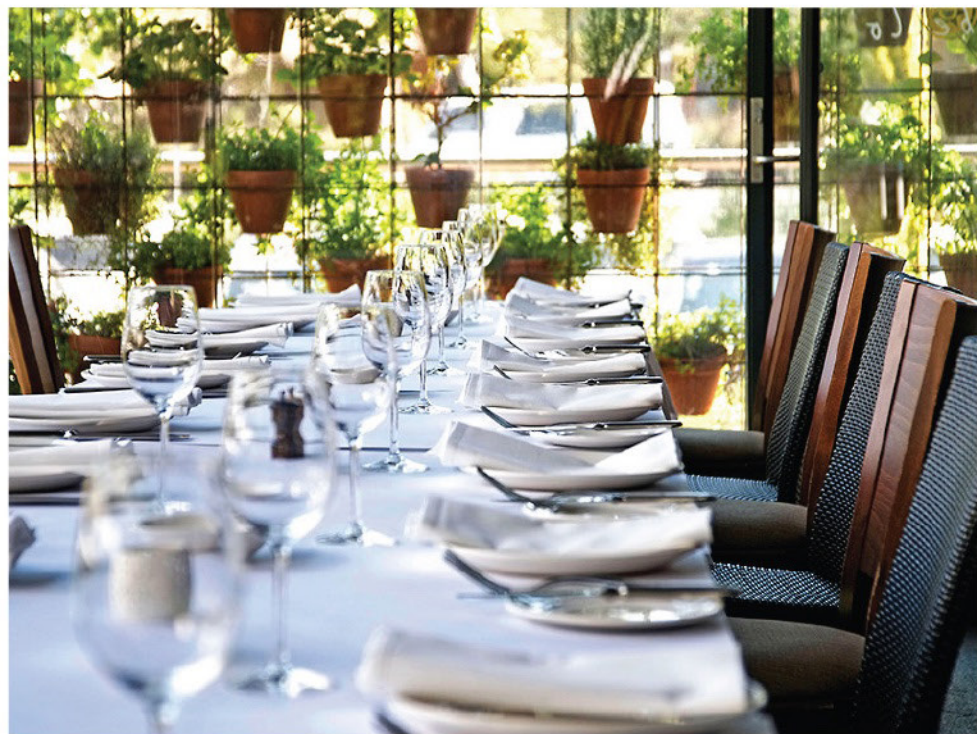


SEGMENT FIVE

AMENITIES

Providing convenient and high-quality amenities is a way to support a healthy and active lifestyle, leading to increased job satisfaction and working efficiency. Companies will benefit from such amenities with employee welfare and morale improvement, which ultimately boost their outcomes.





SETTE BELLO RESTAURANT

Whether you're seeking a quick bite or a more leisurely dining experience, BOP has options to suit every taste. Sette Bello, a renowned Italian restaurant, is conveniently located within the office park and open seven days a week, serving aromatic coffee and offering all-day dining. In addition, Brandon Park Shopping Centre is just a two-minute walk across Ferntree Gully Road and boasts an impressive selection of dishes to choose from.

BALANCE & REFRESHMENT

The office location provides easy access to Brandon Park Reserve and Brandon Park Shopping Centre, offering opportunities for outdoor activities and a balanced lifestyle during lunch breaks or after work. By prioritizing a healthy lifestyle, your company will not only keep employees' refreshment, but also ensure their persistent creativities.



BIKE RACKS



BBQ FACILITIES



CAR PARKS



OUTDOOR EXERCISE



SUPERMARKET



COFFEE SHOP



GREEN SPACES



24/7 SERVICE LINE



7 DAYS FREE TENNIS COURT



NEARBY PETROL STATION





SEGMENT SIX

OUR CLIENTS

Our commitment is to provide every tenant with the highest quality of service and support to ensure you have a pleasant and comfortable stay here.



ZEBRA
TECHNOLOGIES

VEC

3M AUSTRALIA

HEALTH CARE

IPSEN

SKYII

ALLNEX
INDUSTRIES

EQUITABLE YIELD

ENERGY SAFE
VICTORIA

MUTUAL
MARKETPLACE
PROPERTY

ABA

ELECTRICAL
HOME

ENERGY ACTION

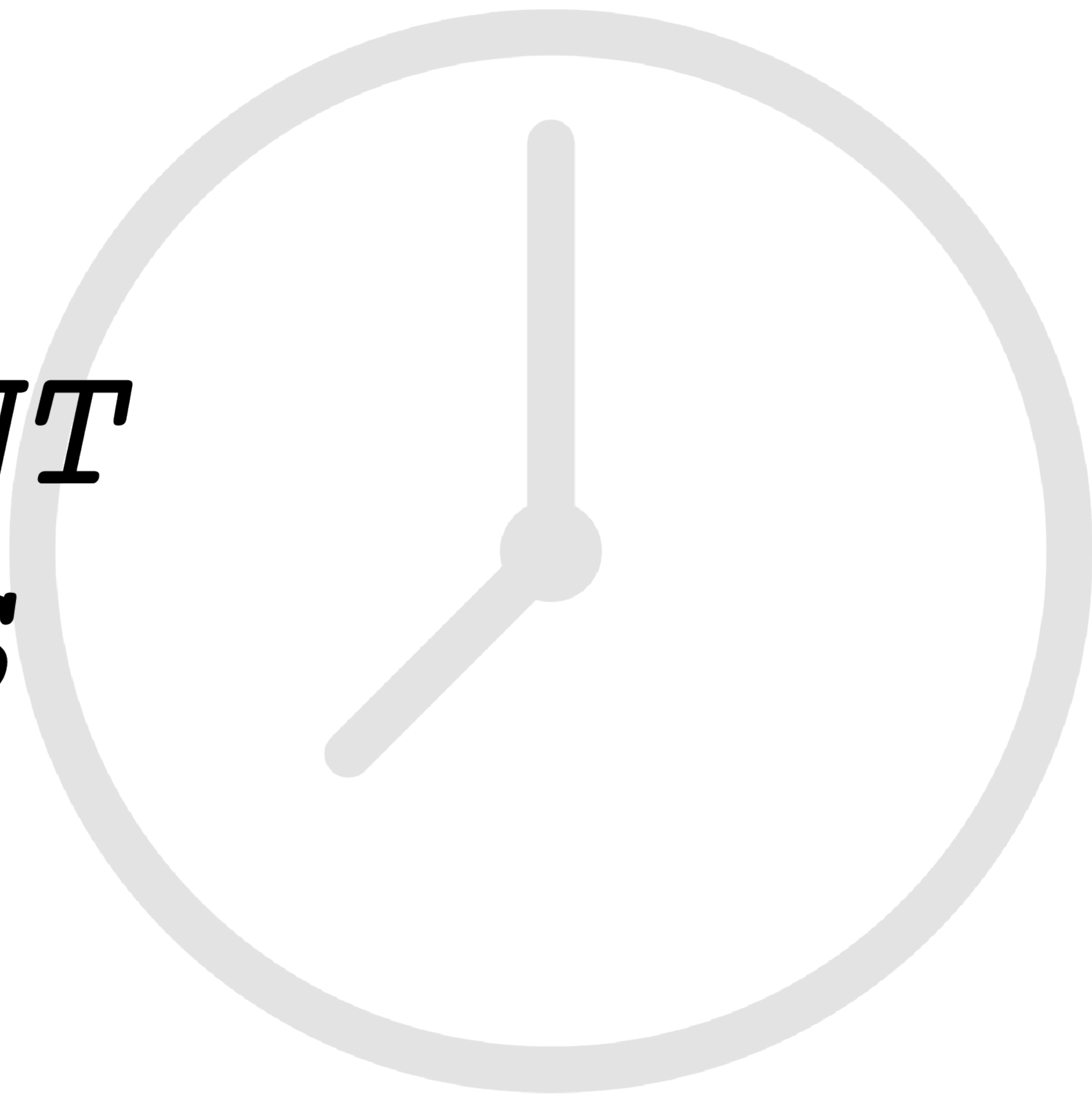
GODFREYS

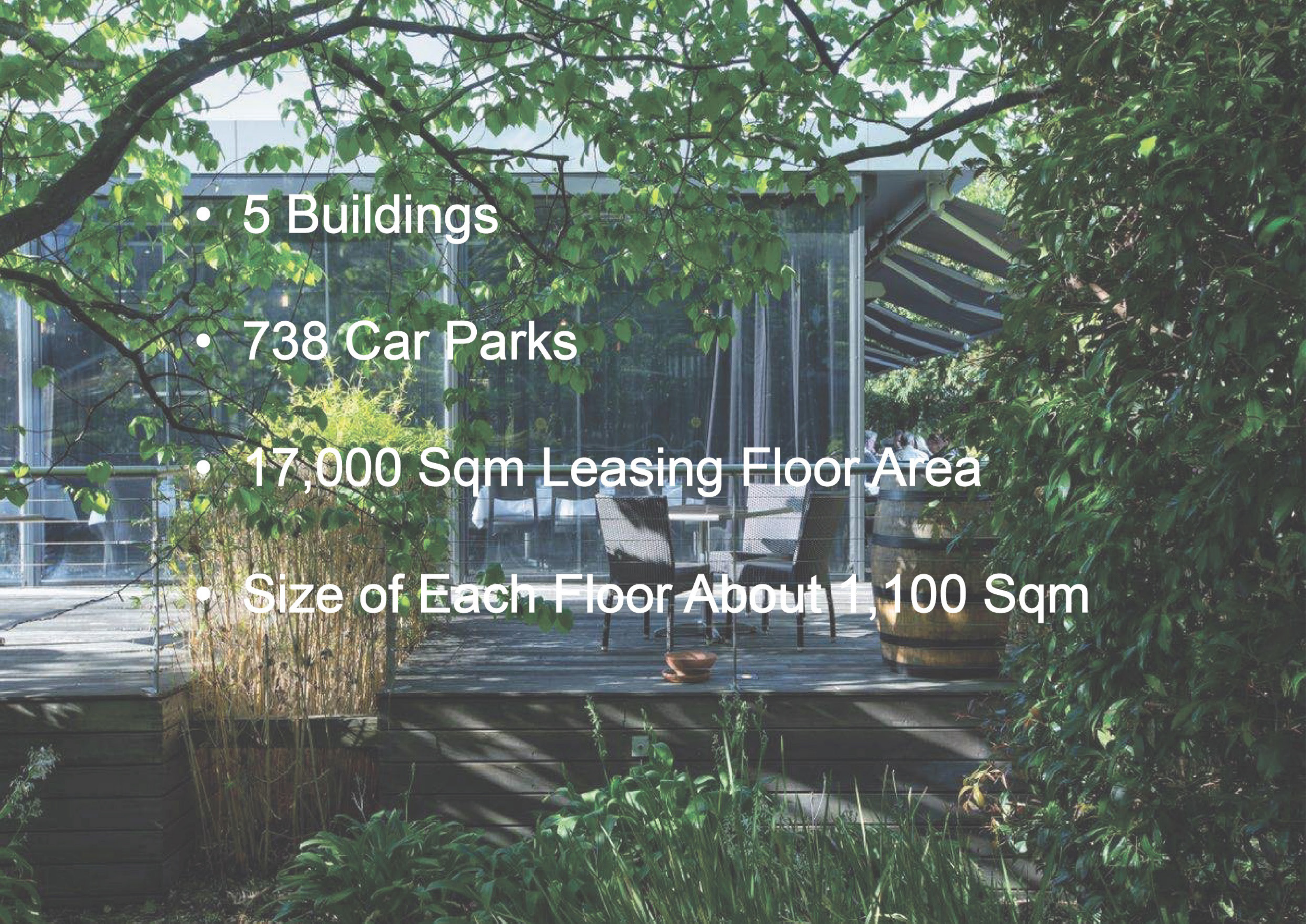
MICHAEL PAGE



SEGMENT SEVEN

CURRENT STATUS

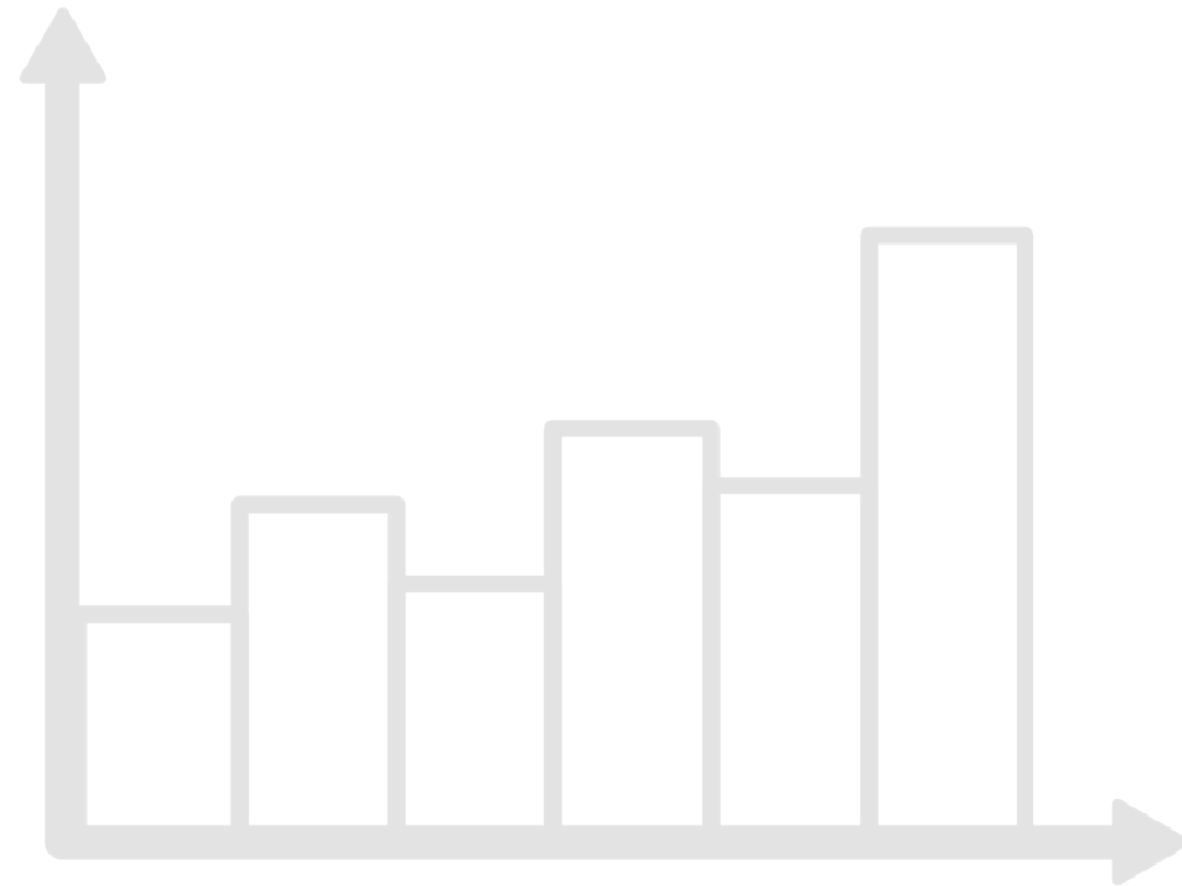


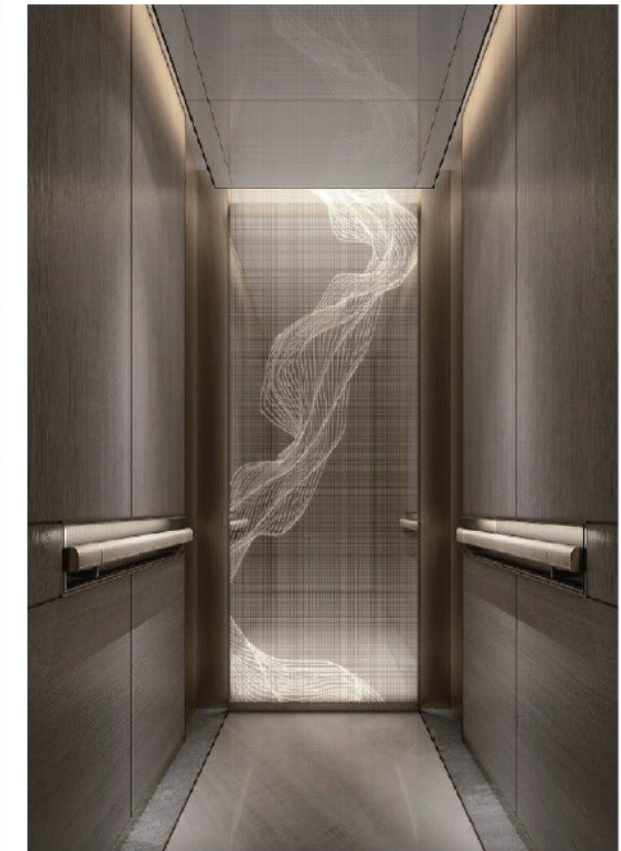
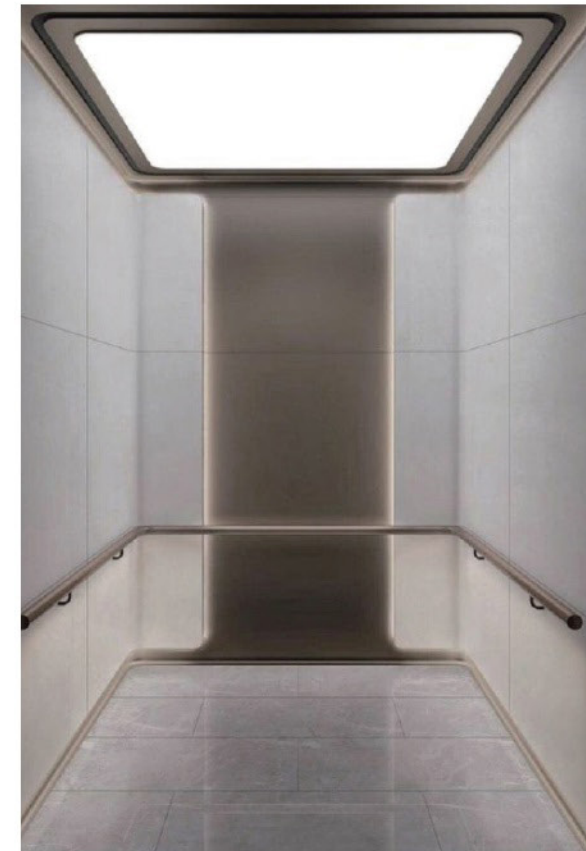
- 
- 5 Buildings
 - 738 Car Parks
 - 17,000 Sqm Leasing Floor Area
 - Size of Each Floor About 1,100 Sqm



SEGMENT EIGHT

FUTURE





TOWN PLANNING PERMIT APPLICATION

BRANDON OFFICE PARK, 530-540 SPRINGVALE ROAD, GLEN WAVERLEY

PROJECT NO: 3-6338

ARCHITECTURAL - PEDDLE THORP ARCHITECTS

DECEMBER 2010





Although great care has been taken in the preparation of this manual, the details and information contained herein are not to be construed as representations upon which any interested party is solely entitled to rely. All illustrations, drawings, and photographs are intended for professional presentation purposes only, serving as references and may not necessarily be to scale. Unless mandated by statutory requirements, neither the company nor its subsidiaries, employees, or agents shall be held responsible or liable in any way for any consequences arising from reliance on any content contained in this document. All information and materials are subject to change without prior notice.



**BRANDON
OFFICE
PARK**