

Special opportunity for FAN members -

ON BEHALF OF THE FOREST GLEN VILLAGE CENTRE



Sancus Property, on behalf of Forest Glen Village Centre, is seeking expressions of interests from FAN members. An opportunity to join our community that includes many locally based businesses.

The Forest Glen Community -

WHO ARE WE LOOKING FOR?

Forest Glen Village Centre is looking for local businesses to join our community. Sancus Property represent the owners of FGVC and believe FAN members are a great fit for the future of the site!



FOREST GLEN VILLAGE CENTRE VALUES

A village is said to be "a settlement usually larger than a hamlet and smaller than a town". It could also be something (such as an aggregation of burrows or nests) suggesting a village. For us, the term "Village" is both important and appropriate as our precinct will be an aggregation of mainly small dynamic businesses each offering unique products or services to the Sunshine Coast community.

With our current and future buildings our aim is to develop a destination that provides an experience not only for Sunshine Coast residents but also for visitors to our region.

We are supporters of the Food and Agricultural Network and truly believe that its members have a great opportunity to establish our region as a key food tourism destination. We are looking forward to working with members to be one part of the regional offer.

If you are looking to take your special product to the next level, Forest Glen Village Centre may be the place for you to do it. The owners are looking for businesses that are passionate about their product and desire for success. If you make the decision to join our community, you will be joining a diverse range of businesses that are already making their mark.

We look forward to meeting you.

Available tenancies -



LEGEND

- **R1. Retail tenancy**
 - » One of the most prominent positions for the complex
 - » Floor are of 360m2 which would suit a shared retail precinct.
 - » Short term leases only 12 months to 18 months maximum at this stage
 - » Available from October 2020
- **B4. Lower ground level**
 - » Office space and warehouse adjoining.
 - » 4 m ceiling height
 - » This tenancy would suit light manufacturing or keep it as is and use as storage / holding area for equipment
 - » Rates 135 net or 175 m2 gross as is.
- **B6, B7. Lower ground level**
 - » Two adjoining tenancies of 90m2 each.
 - » This area does not currently have dividing wall.
 - » Can be leased as one larger tenancy of 180m2 or split into two, that might suit two businesses that collaborate or share equipment.
 - » Would suit a light manufacturing business, with an office fit-out option.
 - » Rate 125 net per m2 as is.
 - » Available now.
- **S6, S7. Upper ground level**
 - » Sizes from 150m2 up to 800m2
 - » Internal fit out to be left until requirement known
 - » Building to be refurbished with external landscaping planned.
 - » Suitable for coffee roasting, brewery, beverage, chocolate producers who also wish to have a retail presence
 - » Rates from 150 net pending fit out requirements.
 - » Do you sell direct to public? These tenancies will suit your light manufacturing and if you have a retail aspect, it's perfect to attract customers
 - » High ceilings, great for high storage – option for mezzanine office
 - » leases 5 yrs. or greater preferred, but will consider 3 yrs.
 - » Available from October 2020
- **SP10. Industrial style shed**
 - » Floor area of 439m2, this can be adjoined to SP11a tenancy for a total of approximately 880m2 area of floor space.
 - » High ceilings. Ideal for high storage with forklift access.
 - » Mezzanine office.
 - » Power supply recently upgraded with 3 phase power available.
 - » Rates negotiable at this stage as still some improvements required to entrance way.
 - » Available end of August
- **SP11a. Industrial style shed**
 - » Floor area of 443m2, this can be adjoined to SP10 tenancy for a total of approximately 880m2 area of floor space.
 - » High ceilings. Ideal for high storage with forklift access.
 - » Power supply recently upgraded with 3 phase power available.
 - » Rates negotiable at this stage as still some improvements required to entrance way.
 - » Available end of August

Future plans -

PLANS AND OUR VISION

The photos to the right are indicative of the types of features and style that we have planned for this community area. They are to give an idea of the feel of the area only, and do not represent final design decisions made by the board of Forest Glen Village Centre.



S6 S7 REFURB AND GARDEN AREA

We are currently seeking quotes for a complete refurbishment of this building. The renovation will include complete replacement of all exterior cladding, new rendering and painting, new roof, new amenities, complete rewiring and new water and sewerage infrastructure. This renovation confirms the owners desire to create great facilities while retaining connectivity with its past.

Part of our vision is to create connectivity also with our street buildings through a landscaped communal area.



Future plans -

NEW AREA "D" [IMAGE BELOW]

This area will be set aside for light industry and will be an ideal area to create a hub for small food related businesses.



IGA AND MEDICAL [3D RENDERS]

Stage one of the developments will include a White's IGA supermarket and associated medical precinct.

