

## A Hive of Activity

Narre Warren may be home to Australia's second largest shopping centre (only behind Chadstone), but it is also home to one of Southeast Melbourne's pre-eminent commercial districts. The transformation of Victor Crescent & Verdun Drive has been significant. It continues to evolve and it has set a new standard for business with its corporate appeal. We have seen many local businesses transition into the area and it has also attracted city based companies who have realised the benefits of a satellite office where staff live in and around Casey. Employees don't have to battle the freeways each day; has to be good for morale.

So with all this in mind, we think it's a great time to consider the options still available in the area. There is currently leasing space available ranging from 56m<sup>2</sup> to 4,000m<sup>2</sup> and the options include car parking, disabled access, internal fit outs and fantastic amenities. These are very modern buildings (some brand new) that meet the high office standards expected by occupiers in 2018. Think excellent natural light, quality ventilation systems, welcoming lobby areas, and quality bathrooms.

If purchasing an office is more appetising you must check out the Cube One development by MAB Corporation. Well into construction with delivery expected mid 2018, the five level office tower is already 50% sold with suites still available ranging from 88m<sup>2</sup> - 291m<sup>2</sup>. There has been very little opportunity to own your own office for occupiers, and investors also are set to see returns of 6-7%. Now that is good buying in such a low interest rate environment. All suites have parking on title.

If you'd like more info on any of these commercial spaces give one of our team a call and we'll happily meet you on site to walk you through the options. It's a great time to position yourself in this thriving commercial hub while space is still available. We know you'll be impressed.



**MATT O'DEA**  
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