



MAIN_ON_COLTMAN

14 COLTMAN PLAZA, LUCAS



INFORMATION
MEMORANDUM



INTRODUCTION

Lucas is at the heart of the Ballarat West Growth Zone and has proven to be one of the fastest growing estates in Regional Victoria.

In time, the Ballarat West Growth Zone will accommodate approximately 18,000 new homes and over 40,000 residents. This document explores the opportunities and benefits of locating your business in one of Victoria's fastest growing regional areas.

Integra are pleased to offer a range of spaces for lease in **MAIN_ON_COLTMAN**, a high profile building located on the main street within Lucas Town Centre, these spaces are zoned commercial and are suitable for tenants in the Retail, Hospitality, Fitness or Medical industries.

This Information Memorandum outlines the benefits of situating your business in **MAIN_ON_COLTMAN** and the Lucas Town Centre. Lucas is one of the fastest growing areas in Regional Victoria and is located on the iconic Avenue of Honour just west of Ballarat's Central Business District.



LUCAS TOWN CENTRE + BUSINESS PARK

This fully master planned, vibrant, contemporary, mixed use Business Park and Town Centre is able to accommodate a wide range of businesses. Lucas embraces benchmark standards in design, facilities and technology.

Stage One is now open - featuring a full-line Woolworths supermarket and assorted specialty stores. A Caltex Service Station, iconic local green grocer Wilsons Fruit & Vegetables, Ballarat Community Health Head Office and a McDonald's Family Restaurant are now open. The multi-million dollar Lucas Community Centre is also now open and in time the Lucas Town Centre will feature a second full-line supermarket along with additional restaurants & cafes, and a town square.





WHY MAIN_ON_COLTMAN?

MAIN_ON_COLTMAN is located in the heart of Lucas which is the gateway to the Ballarat growth zone, a location with a bright future.

- › **LOCATED IN THE MAIN STREET OF LUCAS**
- › **NEW COMMERCIAL SPACES OF VARIOUS SIZES**
- › **SUITABLE FOR RETAIL, HOSPITALITY, FITNESS OR MEDICAL**
- › **EXTENSIVE ON-SITE PARKING**
- › **OUTSTANDING BRAND EXPOSURE**
- › **SURROUNDED BY NATIONAL BRANDS**

DUE FOR COMPLETION EARLY 2019



STANDARD SPECIFICATIONS

- › External walls and glazing fully finished.
- › Internal wall finishes - Metal stud and track ready to receive plaster & insulation or other fitout.
- › Floor finishes - Monolithic finish ready to receive carpet, vinyl or other in fitout.
- › Ceiling finishes - Exposed ceiling ready to receive grid ceiling & insulation or other fitout.
- › Electrical - Tenancies catered for in main distribution board. Lighting and Power layouts to be completed in fitout.
- › Fire services - Fire hose reels generally installed to suit proposed tenancies.
- › Sewer & water - Some plugged connection points provided to suit proposed tenancies.
- › Mechanical - Plant platforms provided to accommodate mechanical systems in fitout.

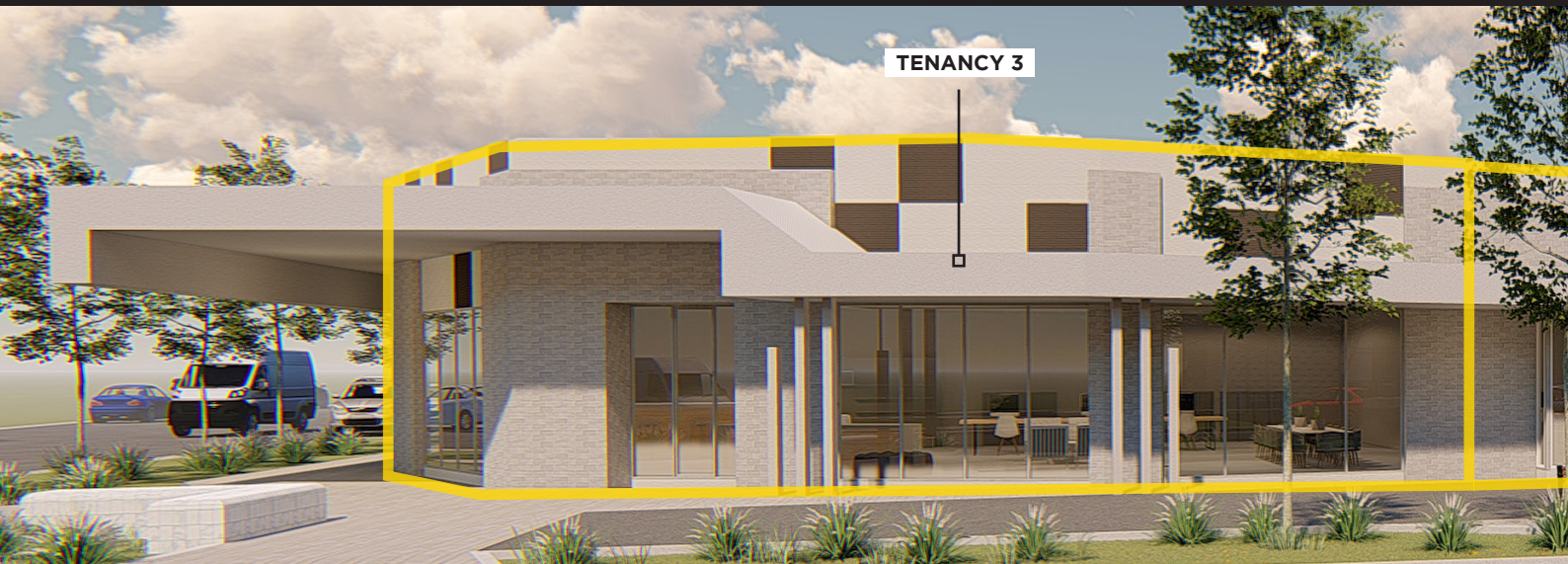


Now Leasing

There are various tenancy options for consideration in **MAIN_ON_COLTMAN**. Each space offers exceptional brand exposure, the benefits of each space are outlined in the following pages.

For detailed information on tenancies call:

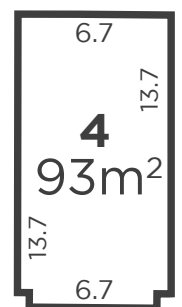
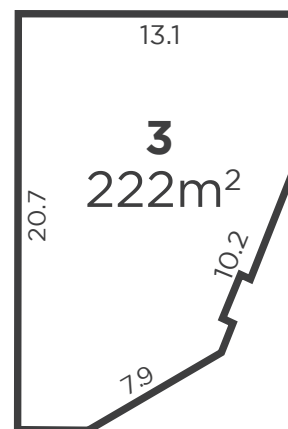
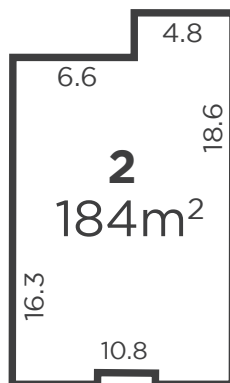
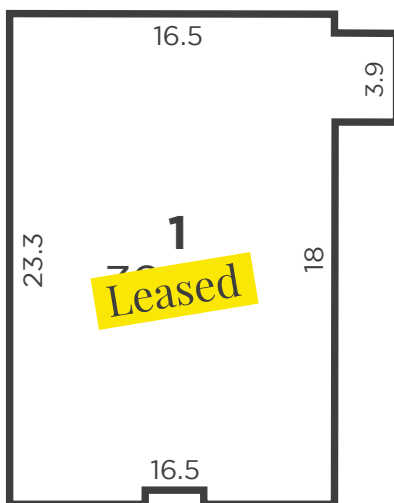
Tracey Holmes 0407 825 045 Trevor Booth 0418 503 388



BUILDING 1

HIGHLIGHTS

- › ZONED COMMERCIAL 1
- › FLEXIBLE SPACES FROM 93m²
- › FIT-OUT TO YOUR REQUIREMENTS
- › EXTENSIVE ON-SITE PARKING
- › ADJACENT TO NATIONAL BRANDS

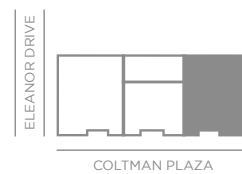
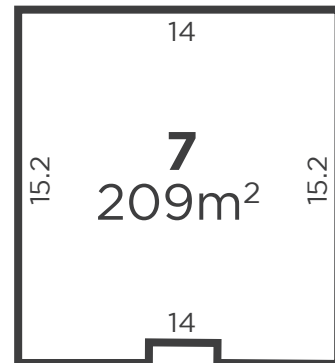
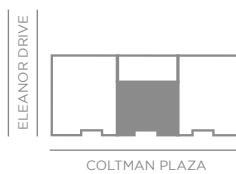
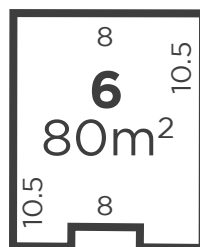
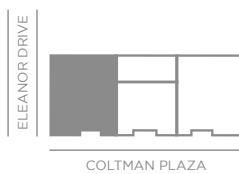
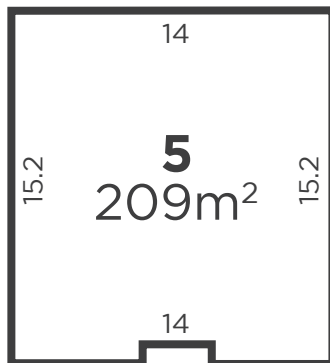




BUILDING 2

HIGHLIGHTS

- › ZONED COMMERCIAL 1
- › FLEXIBLE SPACES FROM 80m²
- › FIT-OUT TO YOUR REQUIREMENTS
- › EXTENSIVE ON-SITE PARKING
- › ADJACENT TO NATIONAL BRANDS



Prospective purchasers should not rely on the material but should make their own enquires and shall satisfy themselves as to the accuracy of all aspects of the material.

SURROUNDING BRANDS



LUCAS TOWN CENTRE
NOW OPEN



LUCAS TOWN CENTRE
Woolworths - NOW OPEN



LUCAS TOWN CENTRE
Lucas Town Cafe - NOW OPEN



LUCAS TOWN CENTRE
Bakers Delight - NOW OPEN



LUCAS TOWN CENTRE
McDonald's - NOW OPEN



LUCAS TOWN CENTRE
Wilsons Fruit & Vegetables- NOW OPEN



LUCAS TOWN CENTRE
BWS - NOW OPEN



LUCAS TOWN CENTRE
Lucas Fish & Chips - NOW OPEN



LUCAS TOWN CENTRE
Tristar Medical- NOW OPEN



LUCAS TOWN CENTRE
Ballarat Community Health - NOW OPEN



LUCAS TOWN CENTRE
Pharmacy4Less- NOW OPEN



LUCAS TOWN CENTRE
Lucas Community Centre - NOW OPEN



LUCAS EDUCATION PRECINCT
Siena Catholic Primary - NOW OPEN



LUCAS TOWN CENTRE
Lucas Veterinary Practice - NOW OPEN



LUCAS TOWN CENTRE
Ballarat Family Dental - NOW OPEN

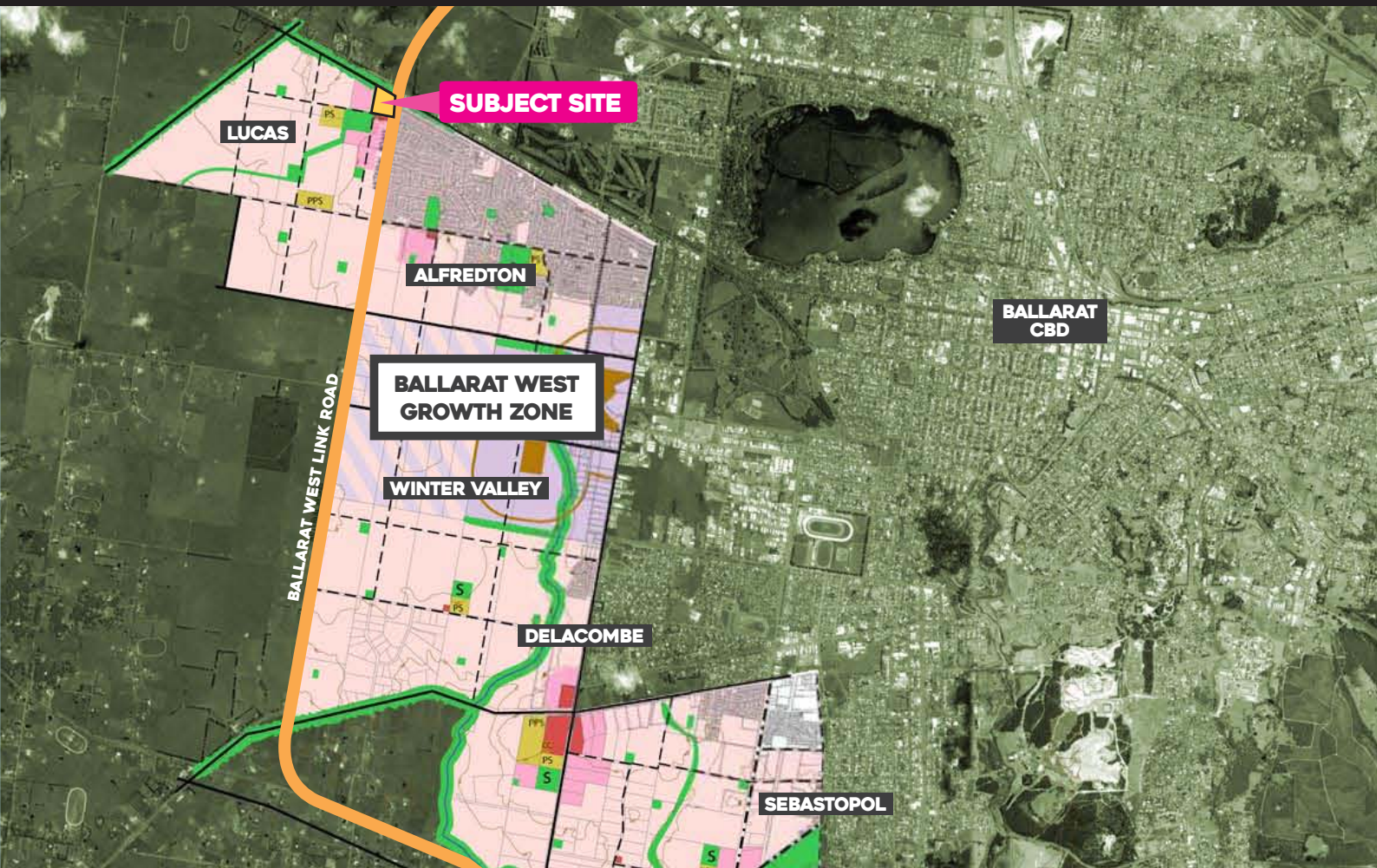


ABOUT LUCAS

Lucas is a community connected to schools, shops, parks, offices, cafes and restaurants. Everything you could need - now and in the future is right on your doorstep.

Lucas is one of the fastest-growing areas in Regional Victoria and is located on the iconic Avenue of Honour just west of Ballarat's Central Business District. A new suburb in itself, Lucas covers 220 hectares and is the largest community to be master planned and constructed in Ballarat's history.

In time, Lucas itself will feature approximately 4,000 new homes capable of accommodating 11,000 new residents. The enormous growth of this area and the flexibility of a greenfield development site give rise to many opportunities for businesses.



GATEWAY TO THE BALLARAT WEST GROWTH AREA

The Ballarat West Growth Area will cater for primarily residential growth and provide services and infrastructure for new communities. The Growth Area comprises 1,717ha of Greenfield land located to the west of Alfredton, Delacombe, Lucas, Winter Valley and Sebastopol.

The Growth Area will provide around 18,000 new houses at full development to accommodate a population of over 40,000 people.

Three projects have been committed to by the City of Ballarat responding to these growth pressures - the Ballarat West Growth Zone, the Ballarat Western Link Road and the Ballarat West Employment Zone. These initiatives ensure the city can accommodate population growth in a sustainable manner, capitalise on investment opportunities and improve efficiency of transportation.



MAIN_ON_COLTMAN

lucasballarat.com.au/moc

