



STRONGHOLD PRECINCTS PROPERTY FUND

BUILDING 10, 2 FLINDERS PARADE, NORTH LAKES (LAKES VISTA)

- > A modern, fully leased office building in the tightly held North Lakes Business Park
- > **The property is located centrally within North Lakes which is established master-planned residential, retail, commercial, health, and education community anchored by majors including Westfield Shopping Centre, Bunnings, Cosco and Ikea.**
- > North Lakes is a major centre within the Moreton Bay Region, which is one of the fastest-growing urban areas in Australia and has experienced strong population growth over the past decade
- > **The property has excellent access to major road infrastructure (i.e. Bruce Highway), providing direct connectivity to the Brisbane Airport and Port of Brisbane.**

Property type	A-Grade commercial office
Investment type	Direct Property
Net lettable area	868m ²
Site area	906m ²
Occupancy	100%
Average rental reviews	CPI
Carparks	105
Major tenants	Seasons IGA