

730 LOGAN ROAD GREENSLOPES



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PROJECT OVERVIEW

In 2023, Capital Transactions, in partnership with our Joint Venture partner OPD, successfully amalgamated this strategically located site with the vision to develop a premium office and medical building that would address the growing undersupply of high-quality, purpose-built accommodation in the area. This development aims to serve a diverse range of tenants, with a particular focus on meeting the demand from both office-based businesses and healthcare professionals seeking modern, well-equipped spaces.

The building, which spans a total of approximately 5,800 square meters of Gross Floor Area (GFA), has been meticulously designed to offer flexible floor plates, allowing for adaptability across a wide variety of potential uses. This design flexibility ensures that the space can accommodate different tenant requirements, whether they be for office spaces, medical suites, or other professional services. A central lift core further optimizes accessibility and functionality, ensuring smooth and efficient vertical circulation throughout the building.

Additionally, the development offers more than 176 dedicated car parking spaces, as well as a loading zone and ambulance bay, providing convenient and ample parking options for tenants and visitors.

Construction is scheduled to commence mid-2025, with a construction program to span approximately 18 months, the building will be ready for handover to tenants and owner occupiers alike in Q4 2026.



LOCATION

Located just 6 kilometres south of Brisbane's CBD, 730 Logan Road offers a highly accessible and visible location perfect for office users.

Strategic Connectivity

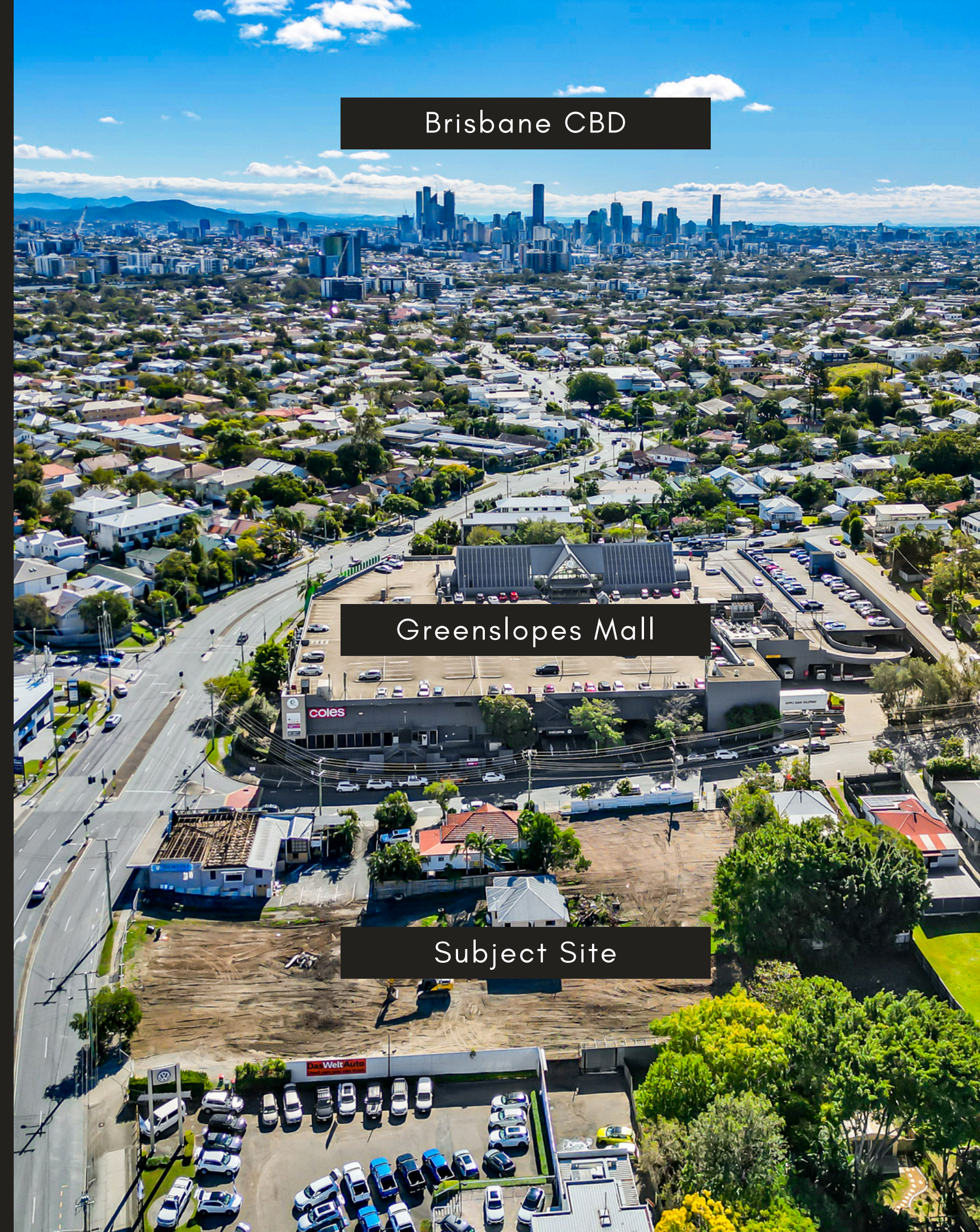
- Brisbane CBD: Reach the city centre in just 10–15 minutes by car, ensuring seamless access to Brisbane's business district.
- Major Arterial Roads: Located directly on Logan Road, the property offers quick connections to the Pacific Motorway, Ipswich Road, and other key routes, making commutes easy for staff and clients.
- Brisbane Airport: Only 20–25 minutes by car, offering convenience for businesses requiring regular travel or catering to interstate clients.

Convenient Transport Options

- Public Transport: Multiple bus stops along Logan Road provide frequent and direct services to the CBD and surrounding suburbs, offering convenient options for employees and visitors.
- Parking: Ample on-site parking ensures hassle-free access for staff, customers and clients.

Proximity to Key Amenities

- Hospitals: Located just 1 kilometre from Greenslopes Private Hospital, and 2.8 kilometres from the Princess Alexandra Hospital, the area is ideal for businesses servicing the healthcare industry.
- Retail and Dining: Greenslopes Mall and nearby dining options offer convenient solutions for team lunches, coffee breaks, or client meetings.



Brisbane CBD

Greenslopes Mall

Subject Site



Greenslopes Private Hospital

Princess Alexandra
Hospital

Mater Hospital

Brisbane CBD

Greenslopes Mall

Subject Site

BUILDING PLANS



Basement Plans

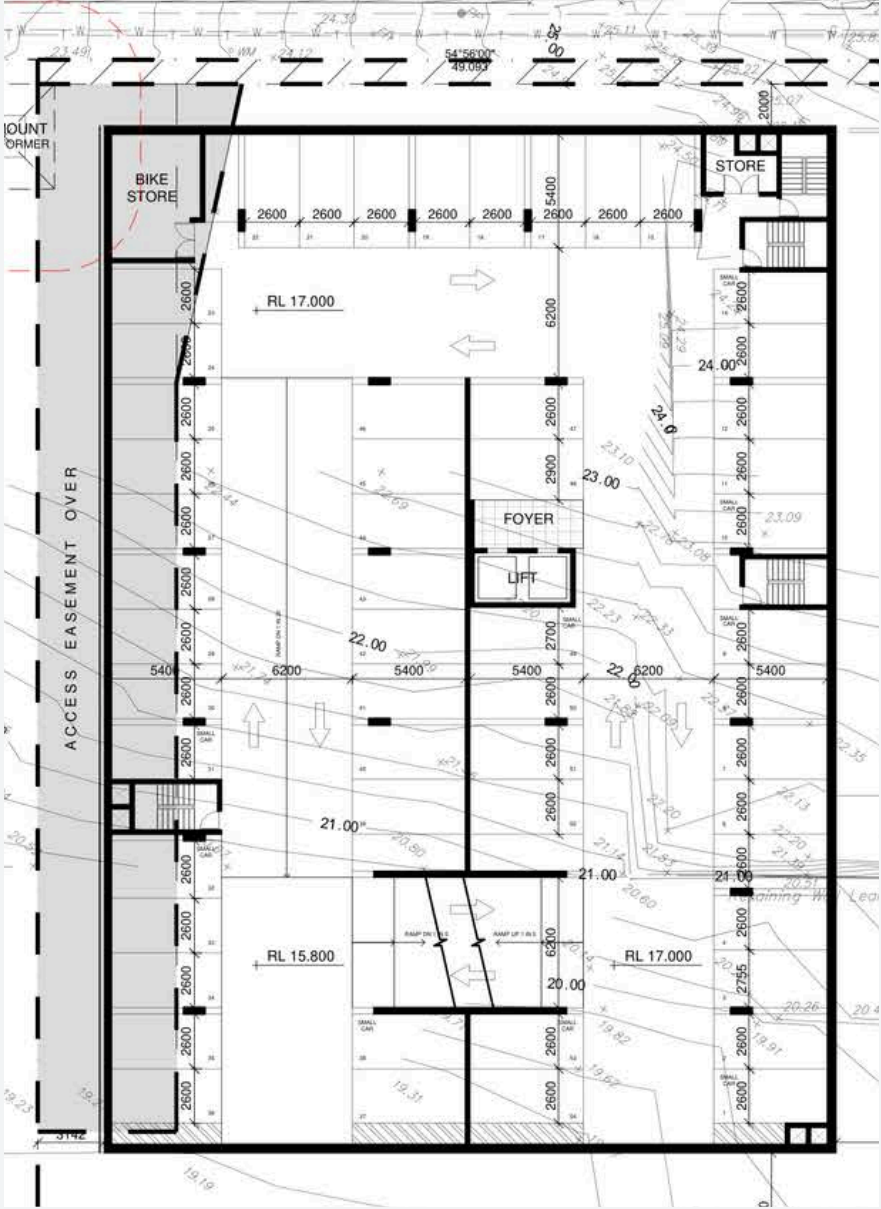
Lower Basement
24 cars, Loading Bay,
Ambulance Bay



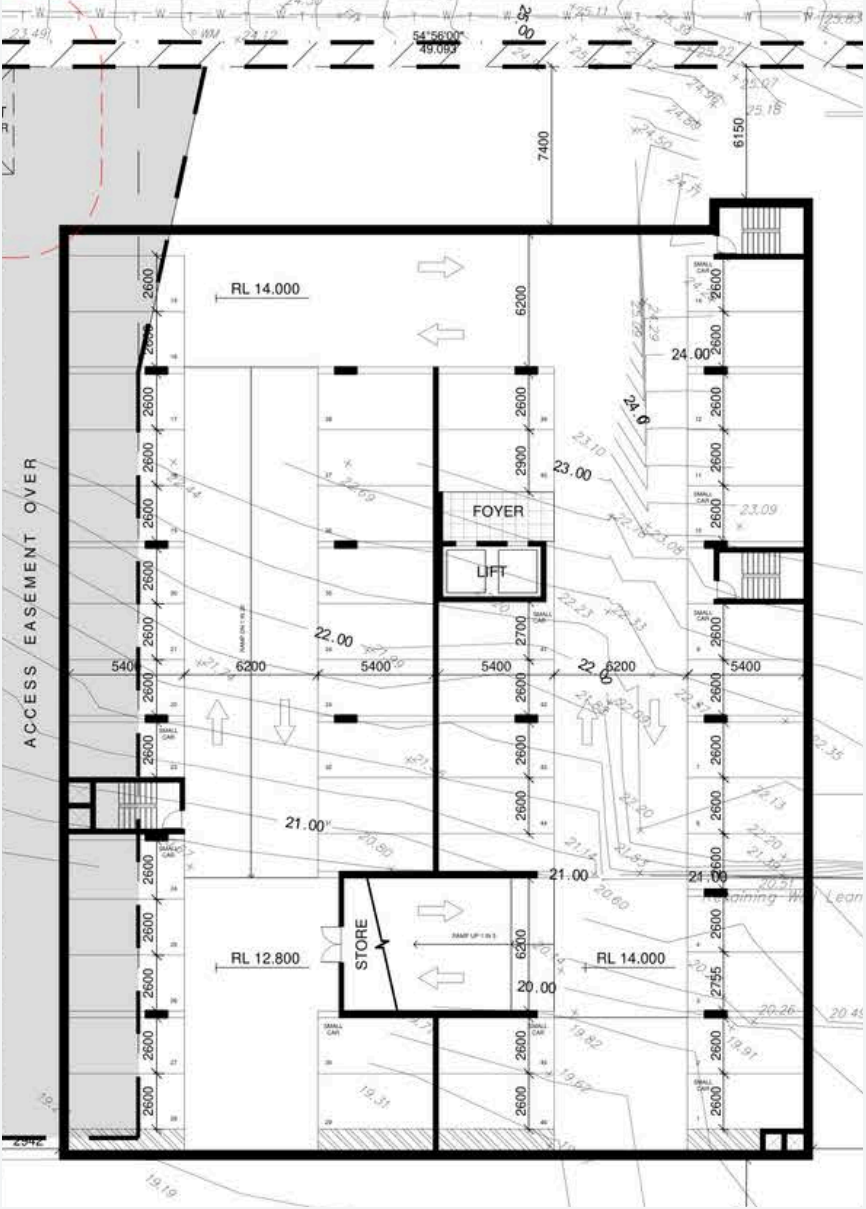
Basement Level One
52 cars



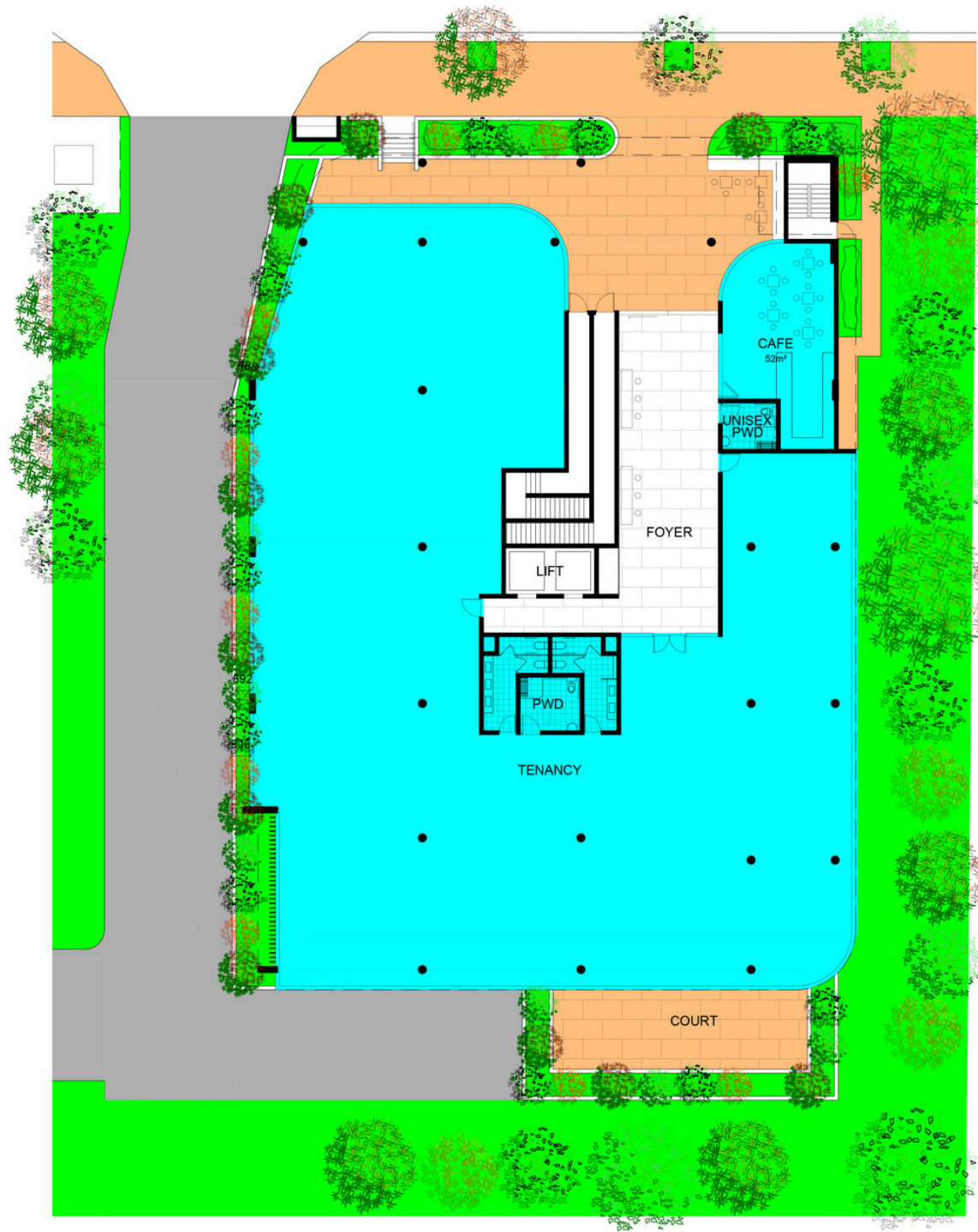
Basement Level Two
54 cars



Basement Level Three
46 cars



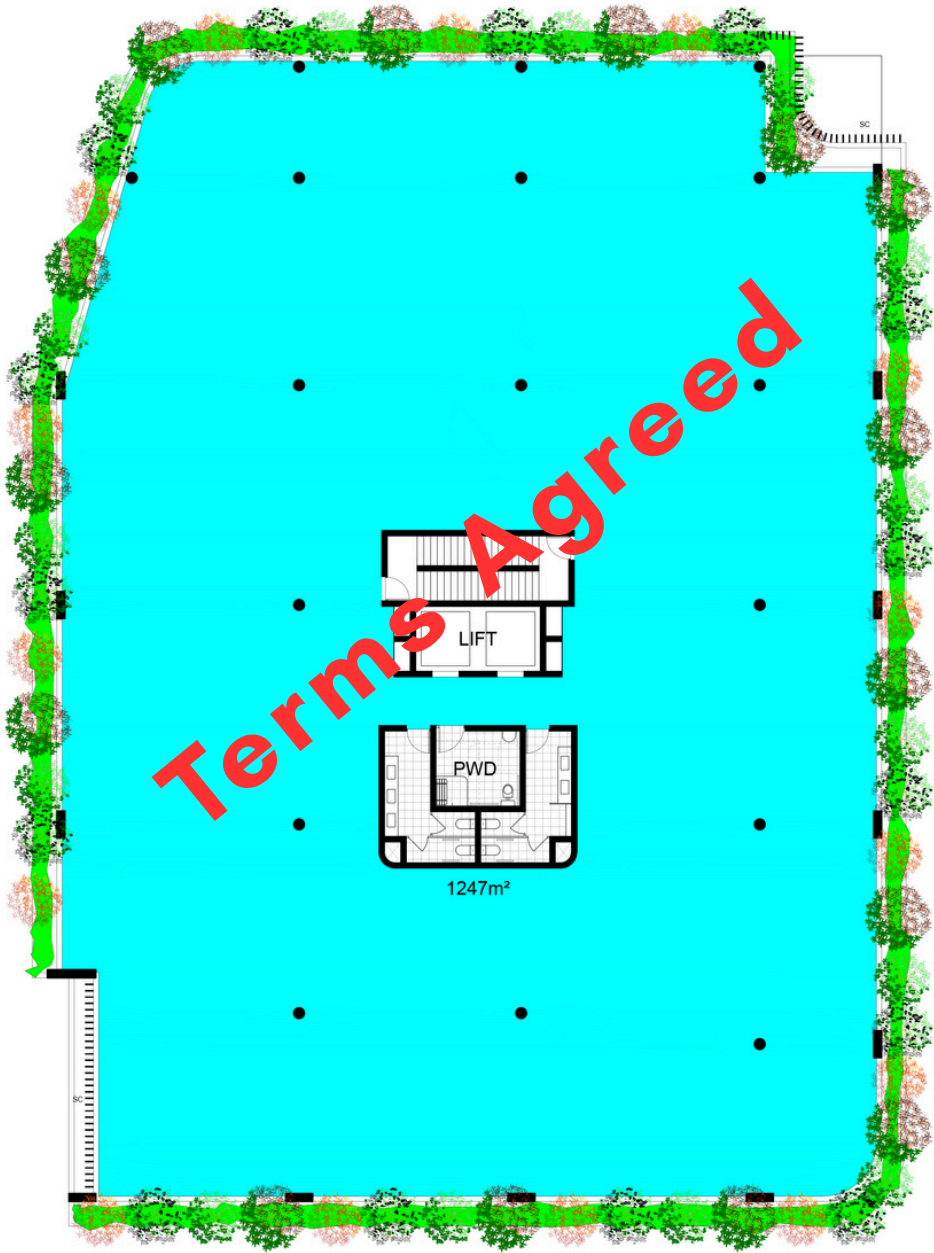
Ground Floor Plan



GROUND LEVEL	
TENANCY	880m²
RETAIL / CAFE	52m²

GROUND LEVEL PLAN

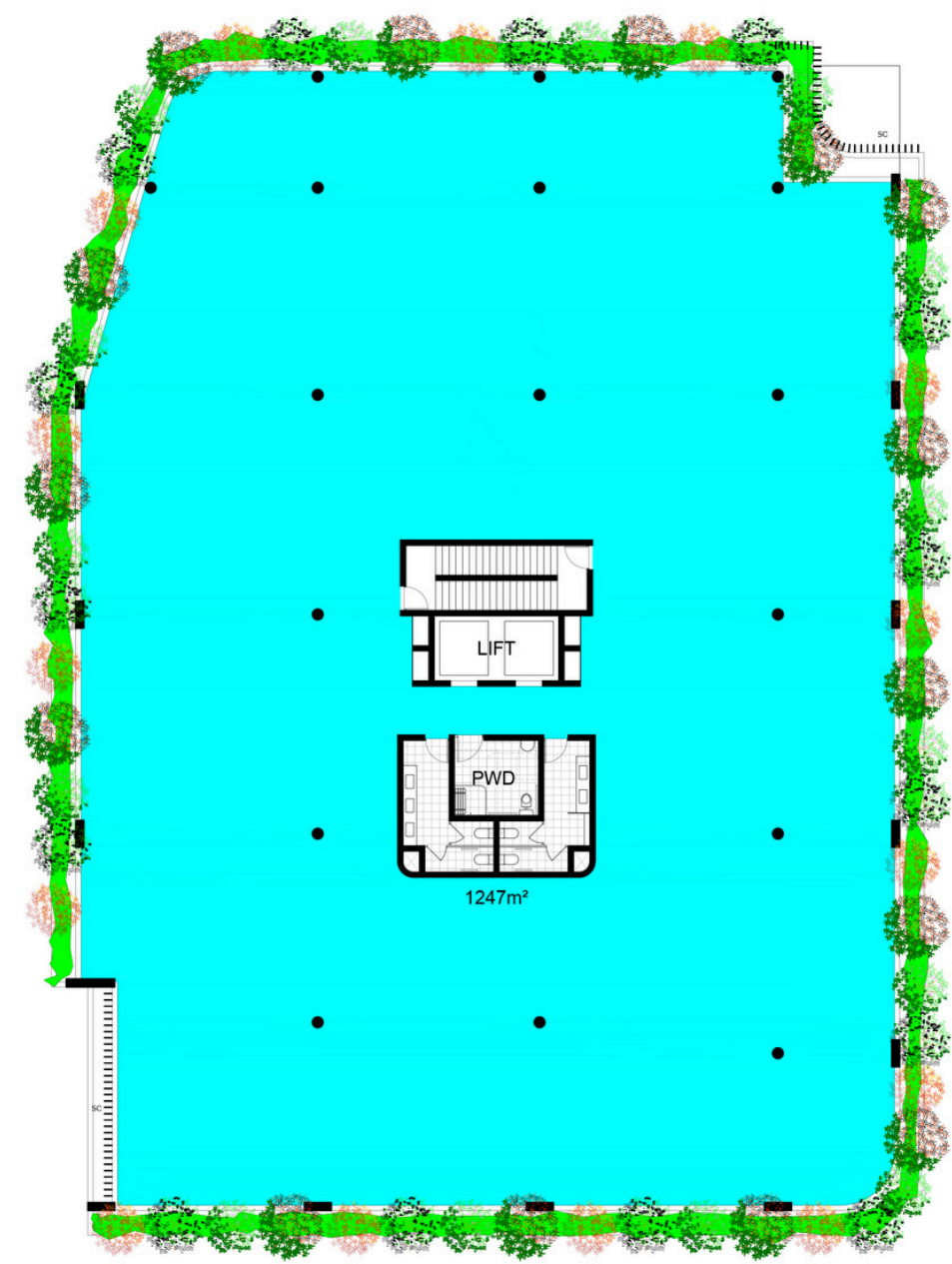
Level One Floor Plan



LEVEL 1 - 3	
GFA	1247m²
CORE ELEMENTS	124m²

LEVEL 1-3 FLOOR PLAN

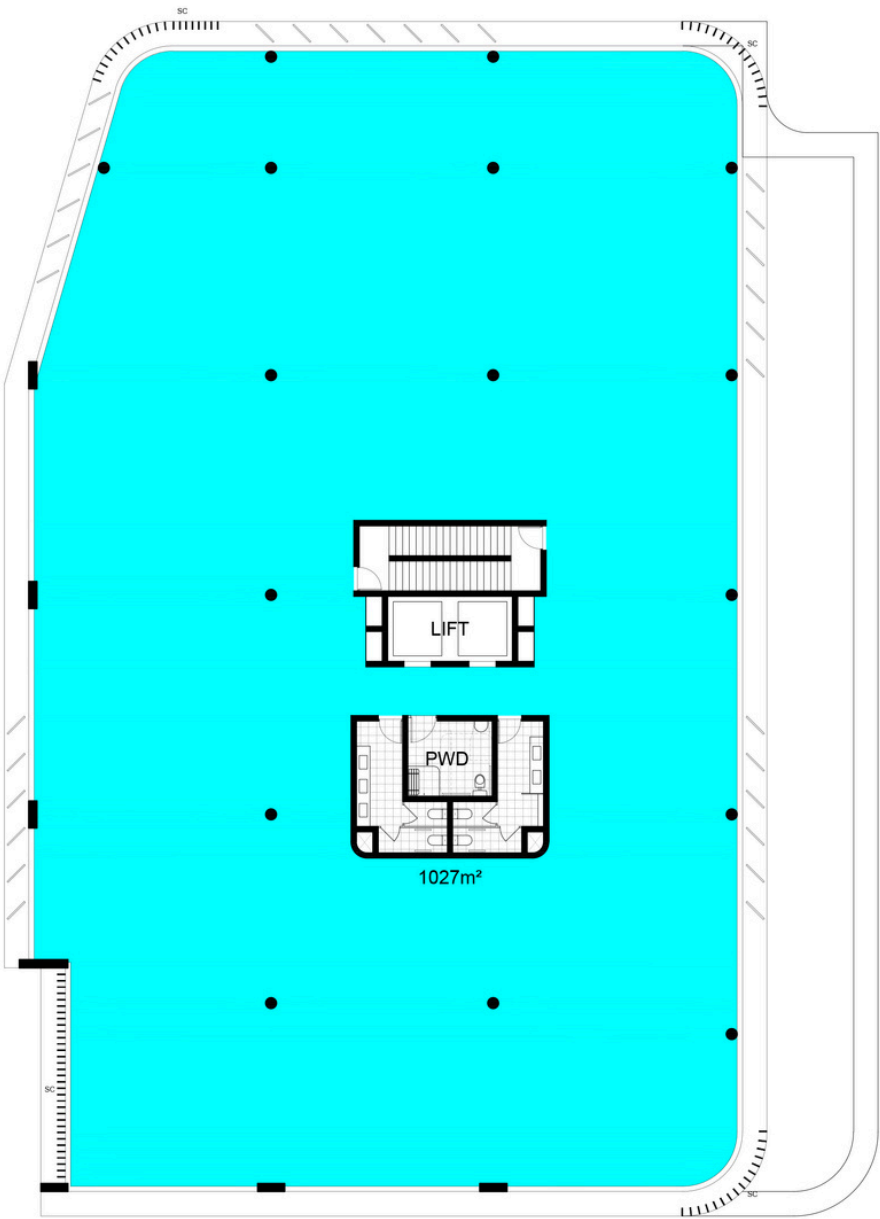
Level Two and Three Floor Plan



LEVEL 1 - 3	
GFA	1247m²
CORE ELEMENTS	124m²

LEVEL 1-3 FLOOR PLAN

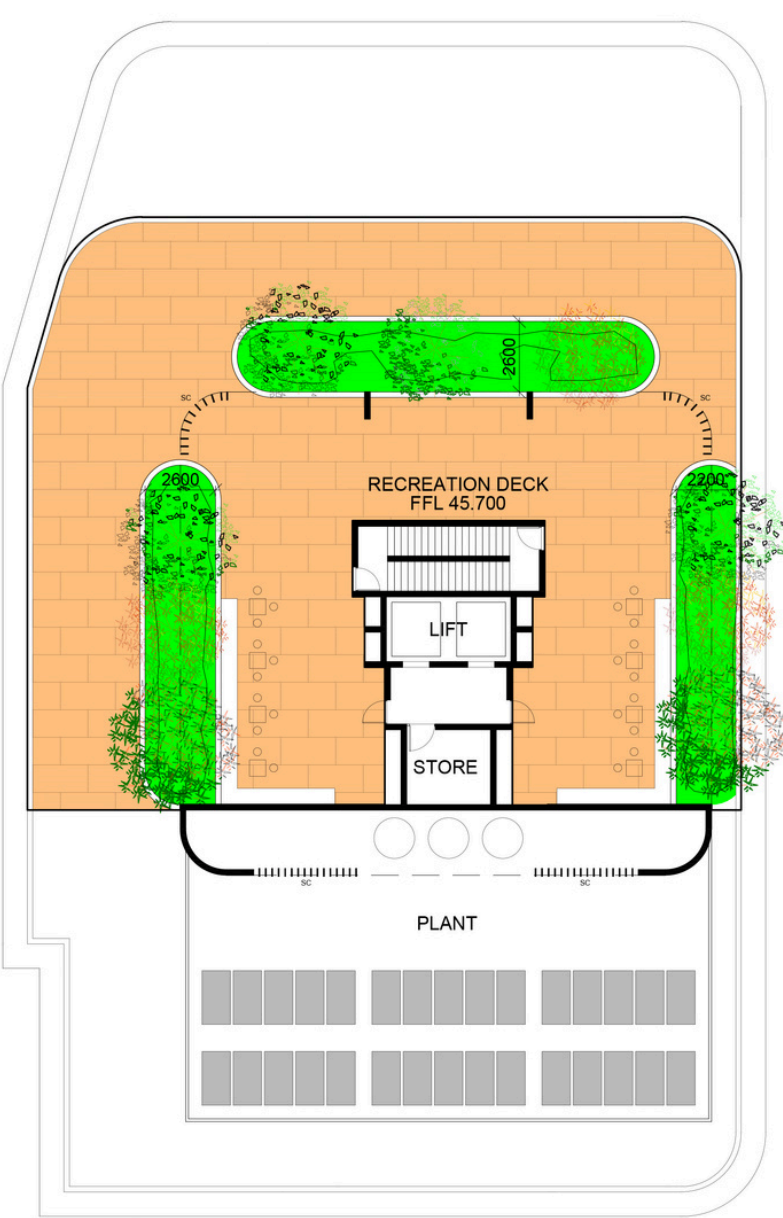
Level 4 Floor Plan



LEVEL 4	
GFA	1027m²
CORE ELEMENTS	124m²

LEVEL 4 FLOOR PLAN

Rooftop Floor Plan

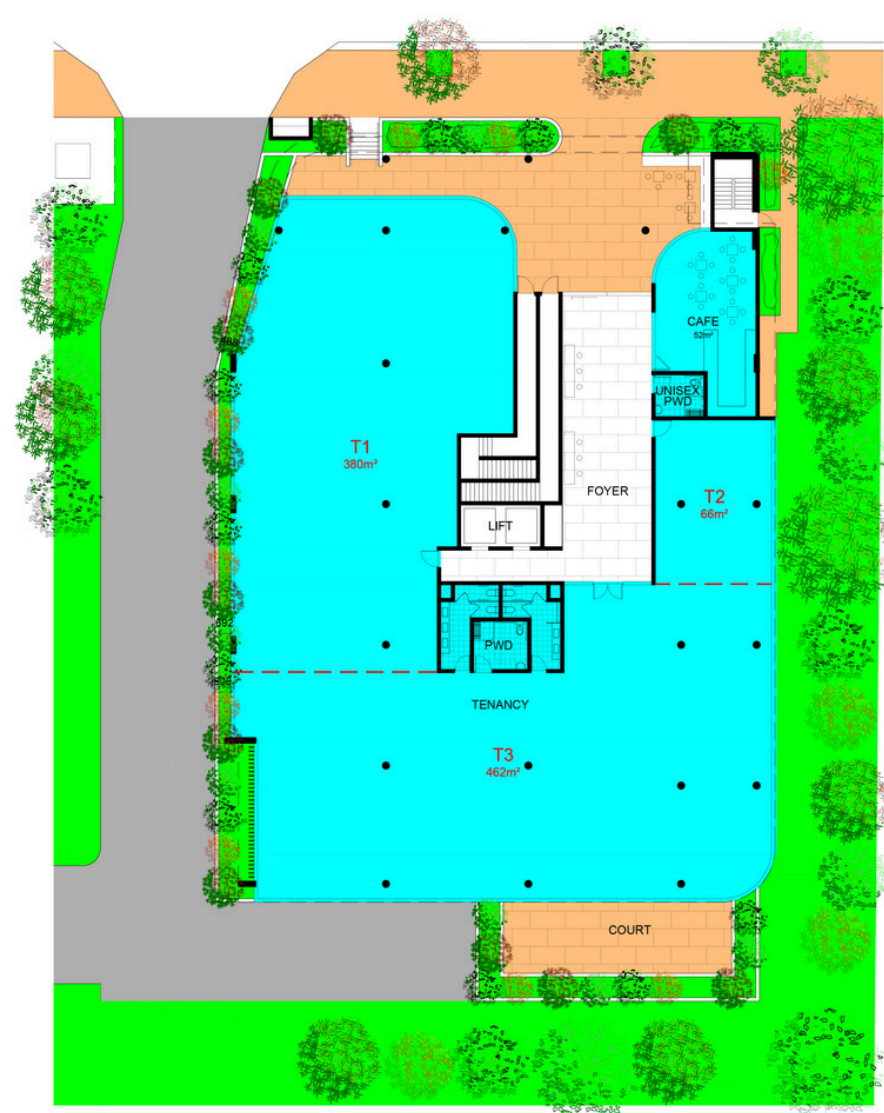


LEVEL 5 - ROOF DECK	
RECREATION SPACE	500m ²
CORE ELEMENTS	60m ²

LEVEL 5 FLOOR PLAN

Tenancy Plans

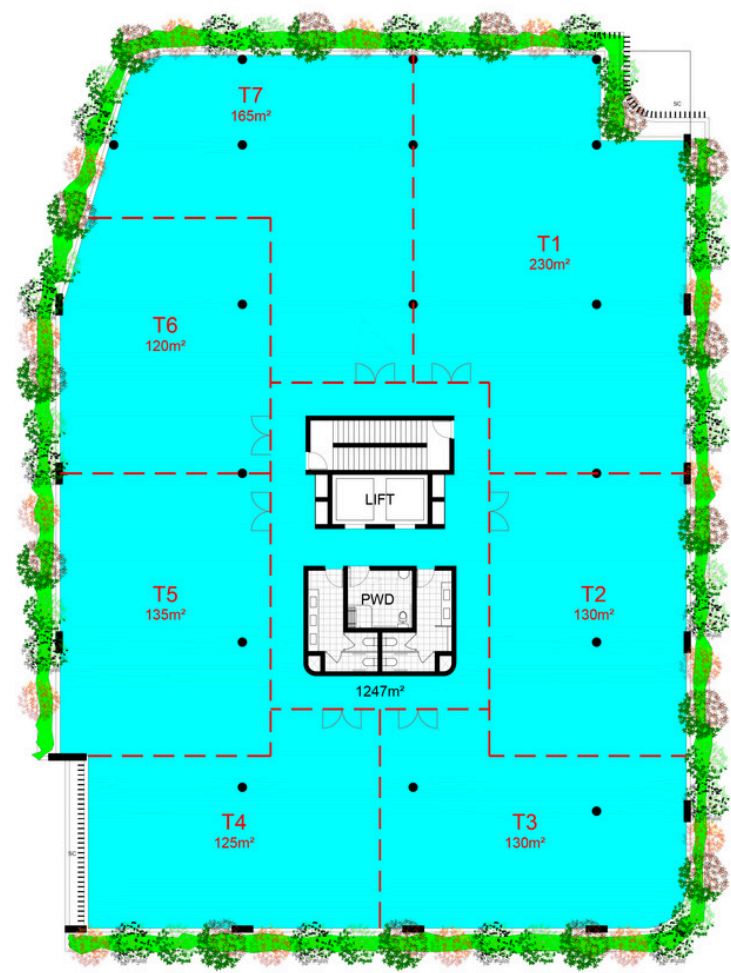
Ground Level



GROUND LEVEL	
TENANCY	880m²
RETAIL / CAFE	52m²
T1	380m²
T2	66m²
T3	460m²

GROUND LEVEL PLAN

Level 2 and 3

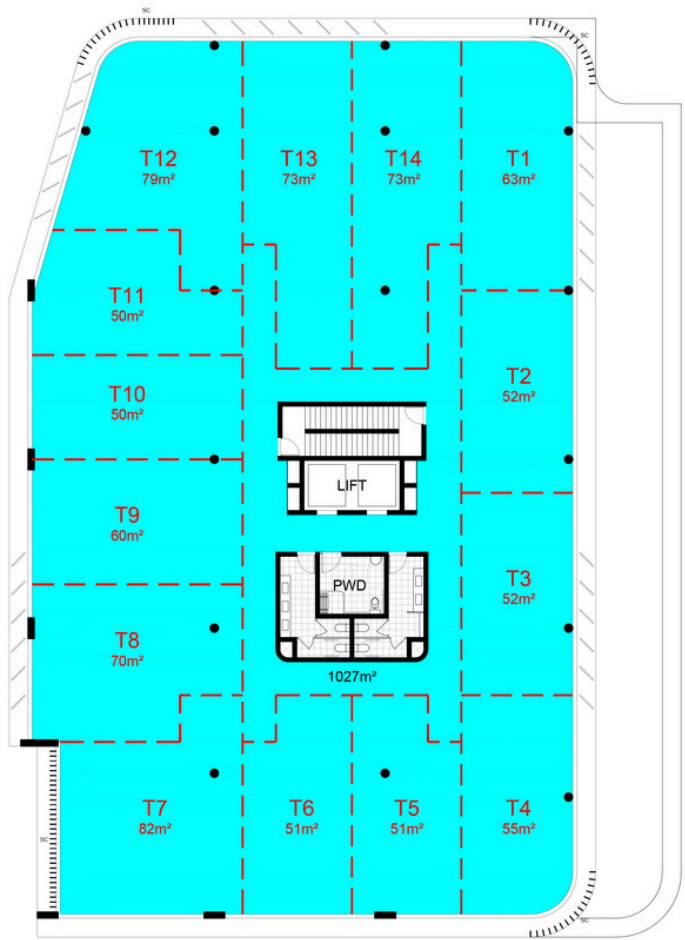


LEVEL 1 - 3	
GFA	1247m²
CORE ELEMENTS	124m²
T1	230m²
T2	130m²
T3	130m²
T4	125m²
T5	135m²
T6	120m²
T7	165m²

LEVEL 1-3 FLOOR PLAN

Tenancy Plans

Level 4



LEVEL 4	
GFA	1027m²
CORE ELEMENTS	124m²
T1	63m²
T2	52m²
T3	52m²
T4	55m²
T5	51m²
T6	51m²
T7	82m²
T8	70m²
T9	60m²
T10	50m²
T11	50m²
T12	79m²
T13	73m²
T14	73m²

LEVEL 4 FLOOR PLAN

BUILDING FEATURES

BUILDING DESCRIPTION

Situated on 2,600 square metres of DC2 District Centre zoned land, this brand-new A-grade office building offers a flexible and customizable workspace designed to meet the specific needs of its occupants. The zoning enhances its appeal by allowing a variety of uses, including professional services, healthcare, retail, and more, making it a versatile choice for businesses seeking a prime location.

BUILDING AREA

Approximately 5,800 square metres of GFA. Flexible tenancy sizes are available, and will be determined on specific user requirements

CAR PARKING

- 176 car park bays for staff and visitors
- Loading Zone and Delivery Dock
- Ambulance Bay

BUILDING DETAILS

- Five-storey building, plus communal rooftop break-out area
- Four levels of secure basement car parking
- Inviting entry foyer off Plimsoll Street
- Central Lift Core
- Ceiling heights of approximately 4 metres throughout
- Minimum 5.5 star NABERS Rating

SIGNAGE

Building signage available providing excellent exposure to Logan Road



PROJECT TIMELINE

Project Timeline for 730 Logan Road, Greenslopes

December 2024: DA Approval from Brisbane City Council

Early 2025: Finalise detailed designs and contractor appointments.

Q2 2025: Construction commences on-site.

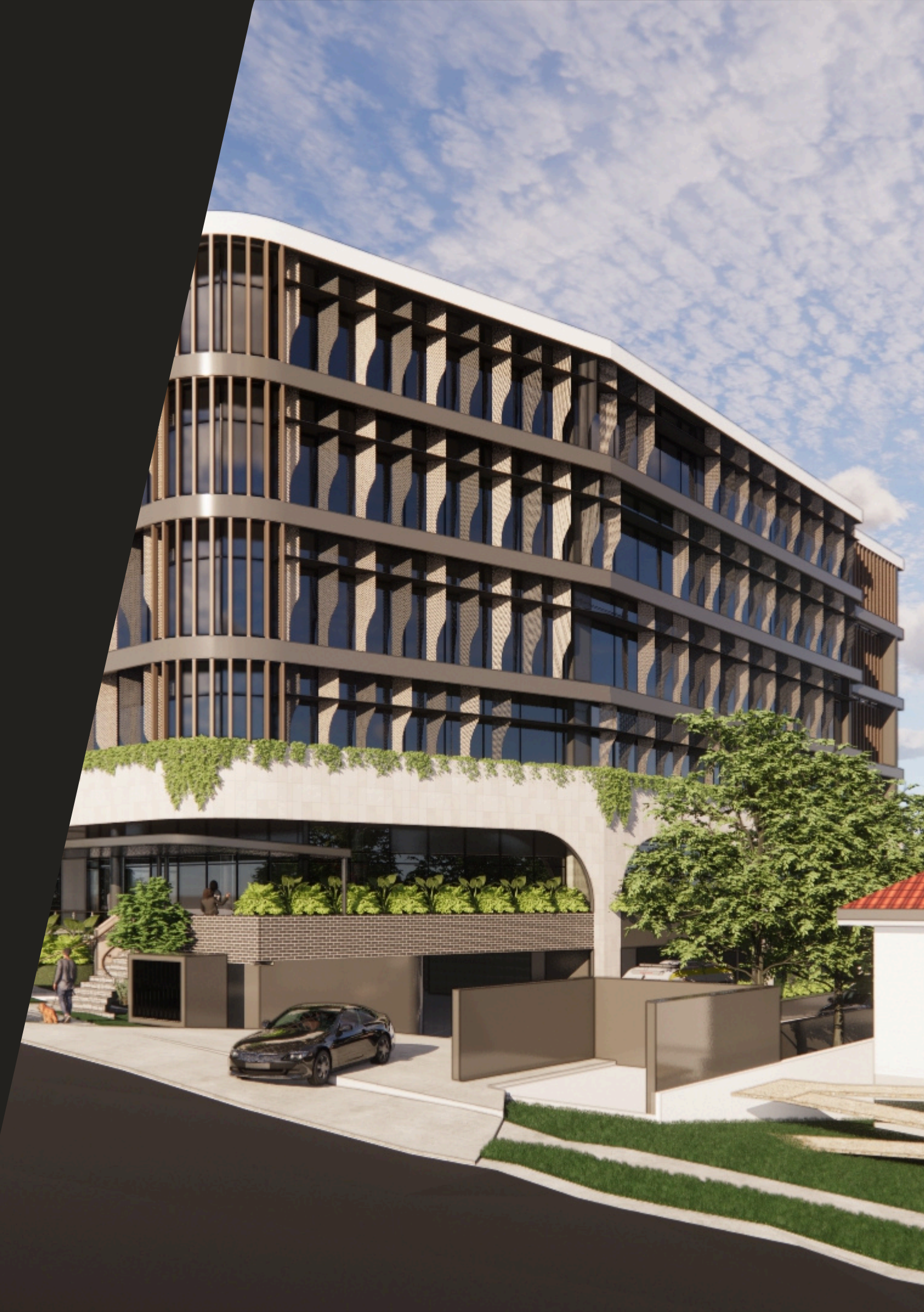
Q4 2025: Completion of site preparation and foundation works, including basement car park.

Q4 2025 to Q2 2026: Structural works, including the framework, floors, and roof, completed.

Q3 2026: Exterior finishes and glazing completed; internal fit-outs commence - ready for handover to tenants.

Q4 2026 to Q1 2027: Building finishes complete, tenant fitouts complete.

Q2 2027: Building complete ready for occupation and operational use.



OUR TEAM



Capital Transactions



Capital Transactions is a premier retail and commercial property development group with a proud focus on Queensland. Founded in 2001 by Managing Director David Watson, Capital Transactions has successfully delivered over \$500 million in completed projects with a further \$300 million of exciting projects in the pipeline.

Capital Transactions expertise lies in identifying prime sites through an in-depth understanding of tenant requirements. We are committed to fostering strong relationships with landlords and tenants, ensuring every project is strategically positioned for success.

From site selection and tenant negotiations to DA approvals, design development, and project construction, Capital Transactions is hands-on at every stage of the process. With a proven track record and a commitment to excellence, Capital Transactions is shaping Queensland's property landscape with innovative developments that meet the needs of today and tomorrow.

Clients

coles



AMPOL



Doctors&Co™



Developments



Town Square, Redbank Plains



Bethania Lifestyle Centre



776-792 Ipswich Road, Annerley



Exit 34 Service Centre, Eagleby



789-805 Old Cleveland Road, Carina

OPD



OPD introduced the office park concept to South East Queensland in 1998 when Bill Henderson, OPD's owner and managing director, emigrated to Australia and founded the business. Since OPD's establishment, we have developed nine office parks in prime locations across South East Queensland, along with numerous other projects; from various residential unit developments to an eleven-storey commercial office building on Brisbane's inner-city fringe; 757 Ann Street, Fortitude Valley.

After more than 20 years of developing office parks, we continue to take pride in providing our clients with first-class office accommodation. OPD has developed in excess of 100,000 square metres of commercial office in Brisbane's South alone, accommodating numerous blue chip tenants, including: ABB, Samsung, Mazda, Commonwealth Bank, Nestle, Integria and the Queensland Government, to name a few.

With each development, we are determined to deliver great value to our clients, be it tenants, owner-occupiers or investors. We believe this requires us to continue to work on the little things, from working hard in the planning phase to secure approvals that afford us the flexibility to deliver for our clients quickly, to taking the time to foster our long-held relationships with our design team, contractors and suppliers to ensure we continue to deliver a unique product.

OPD welcomes the opportunity to partner with you to deliver a product that meets the needs of you and your business.

Clients



Raytheon



Developments



87 Ipswich Road, Woolloongabba



25 Ryde Road, Pymble



757 Ann Street, Fortitude Valley



Building 8, 2404 Logan Road, Eight Mile Plains



Building 17, 2404 Logan Road, Eight Mile Plains



For further information, or if you wish to discuss this opportunity further, please contact us.

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