

AUSTRALIA'S SUNSHINE COAST

# SUNSHINE COAST COMMERCIAL PROPERTY GUIDE

*Lease, rent, partnerships, purchase*

Offices  
Retail  
Medical  
Allied health  
Hospitality





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End of lease?  
Need more m<sup>2</sup> per staff?  
Sick of traffic?  
Expanding but tired of big city costs?  
Looking for affordable quality?

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#### ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

Sunshine Coast Council acknowledges the traditional Country of the Kabi Kabi peoples and the Jinibara peoples of the coastal plains and hinterlands of the Sunshine Coast and recognises that these have always been and continue to be places of cultural, spiritual, social and economic significance. We wish to pay respect to their Elders – past, present and emerging – and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the Sunshine Coast community.

#### ACKNOWLEDGEMENTS

Council wishes to thank all contributors and stakeholders involved in the development of this document.

#### DISCLAIMER

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# Unbeatable

## **As a business location, the Sunshine Coast offers an unbeatable combination of capital city infrastructure and a famously stunning natural environment.**

As Australian businesses look outside major cities to establish, relocate or expand, Queensland's Sunshine Coast is firmly in the spotlight.

Just an hour north of Brisbane, the Sunshine Coast is now regarded as an economic powerhouse, with a GRP of \$18.5 billion and \$19.5 billion in infrastructure projects underway or recently completed.

In particular, outstanding physical and digital connections are now in place, with the Sunshine Coast International Broadband Network and an international runway at the Sunshine Coast Airport. Detailed planning is also underway for a mass transit solution.

Over the past 15 years, economic growth on the Sunshine Coast has outperformed almost every other regional economy, sparking a wave of new residential, office and retail development.

According to CBRE's Sunshine Coast Market Review released August 2021, the Sunshine Coast remains one of the strongest real estate markets in Australia and shows no signs of weakening. "Data indicates the region has become the hottest office market in Queensland, has an unmatched demand for industrial land and that residential sales across the region are at record highs."

This ebook has been designed to give potential investors insights into the property precincts and opportunities currently available on the Sunshine Coast.



# Why Sunshine Coast?



GRP

**\$18.5**  
billion<sup>1</sup>

**4.4%**

Average GRP  
growth  
(2002 - 2020)<sup>1</sup>

**\$19.5**  
billion

Infrastructure projects  
underway or recently  
completed

## CONNECTIONS



Sunshine Coast International  
Broadband Network



Fastest east coast data  
connection to Asia



Sunshine Coast Airport  
international runway



Mass transit solution  
detailed planning underway



An hour north of Brisbane

## MORE FOR YOUR MONEY

A-Grade commercial  
leasing costs

Sunshine Coast <sup>2</sup>	<b>\$432 m<sup>2</sup></b>
Sydney <sup>3</sup>	<b>\$1300 m<sup>2</sup></b>
Brisbane <sup>3</sup>	<b>\$745 m<sup>2</sup></b>

The Sunshine Coast is one of only three places in Australia with an international submarine broadband cable connection. A-Grade commercial leasing costs in the other two locations are up to three times greater.

Lowest payroll tax<sup>4</sup>

**4.75%** payroll  
tax

Compared with national average 5.23%  
and 6.85% in ACT.

**346,000+**  
people

**33,400+**  
businesses

**\$4.67**  
billion  
exports

**3.4%<sup>5</sup>**  
unemployment  
rate  
**↓3.1%**  
decrease



1. economy.id, Sunshine Coast Region  
2. CBRE Sunshine Coast (August 2022)  
3. Tenant CS - Australian CBD Leasing Markets Q2 Office Snapshot (July 2022)  
4. Lucid Economics, Sunshine Coast Economic Profile 2021  
5. QGSO Source: ABS 6291.0.55.001, released 21 July 2022



## Ready to go and room to grow

Cost effective office, commercial and retail space is available for lease or sale across the region. Whether you're looking for a stunning waterside office with river views, a retail space in a high traffic area or something more specific like a co-working location in a health precinct, options are available right now.

As well as the emerging master-planned Maroochydore City Centre, the Sunshine Coast has room for all kinds of businesses to grow.

Commercial and residential land, commercial precincts and an increasing stock of quality office space makes the region stand out from the crowd. The Sunshine Coast is ideal for businesses looking to escape big city costs without giving up city style infrastructure and for startups keen to be part of an entrepreneurial community.

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- Master-planned Maroochydore CBD with parklands and green spaces
  - 17 hectare health hub
  - 90 hectare city centre in Caloundra
  - A range of town centre sales and leasing opportunities
  - Multiple retail hubs and business parks
  - Brand new A-grade office space

## FUTURE FOCUSED

Be perfectly positioned to tackle bold new ways of working and embrace new opportunities emerging from a changing world.

- Developments featuring co-working areas that accommodate hybrid work from office and work from home models (or hub and spoke models); end of trip facilities for bike commuters; and spaces that facilitate collaboration and innovation.
- Leading region in cyber security including a centre for cyber security excellence and part of a network to fast track the sector in Australia.
- Commercial space under development with five star NABERS energy rating.
- Emerging partnership opportunities that are more collaborative than traditional sale/lease arrangements.
- One of the highest levels of startup businesses in the country.

The Sunshine Coast has one of the best performing office markets in Australia, boasting 193,476m<sup>2</sup> of space (January 2021), with 3750m<sup>2</sup> added in the preceding 12 months. There is increased demand for prime stock which now represents 44% of total stock in the region.

Office rents remain affordable, with A-grade space on the Sunshine Coast ranging from \$425 to \$440 per m<sup>2</sup>, and from \$280 to \$340 per m<sup>2</sup> for B grade stock.

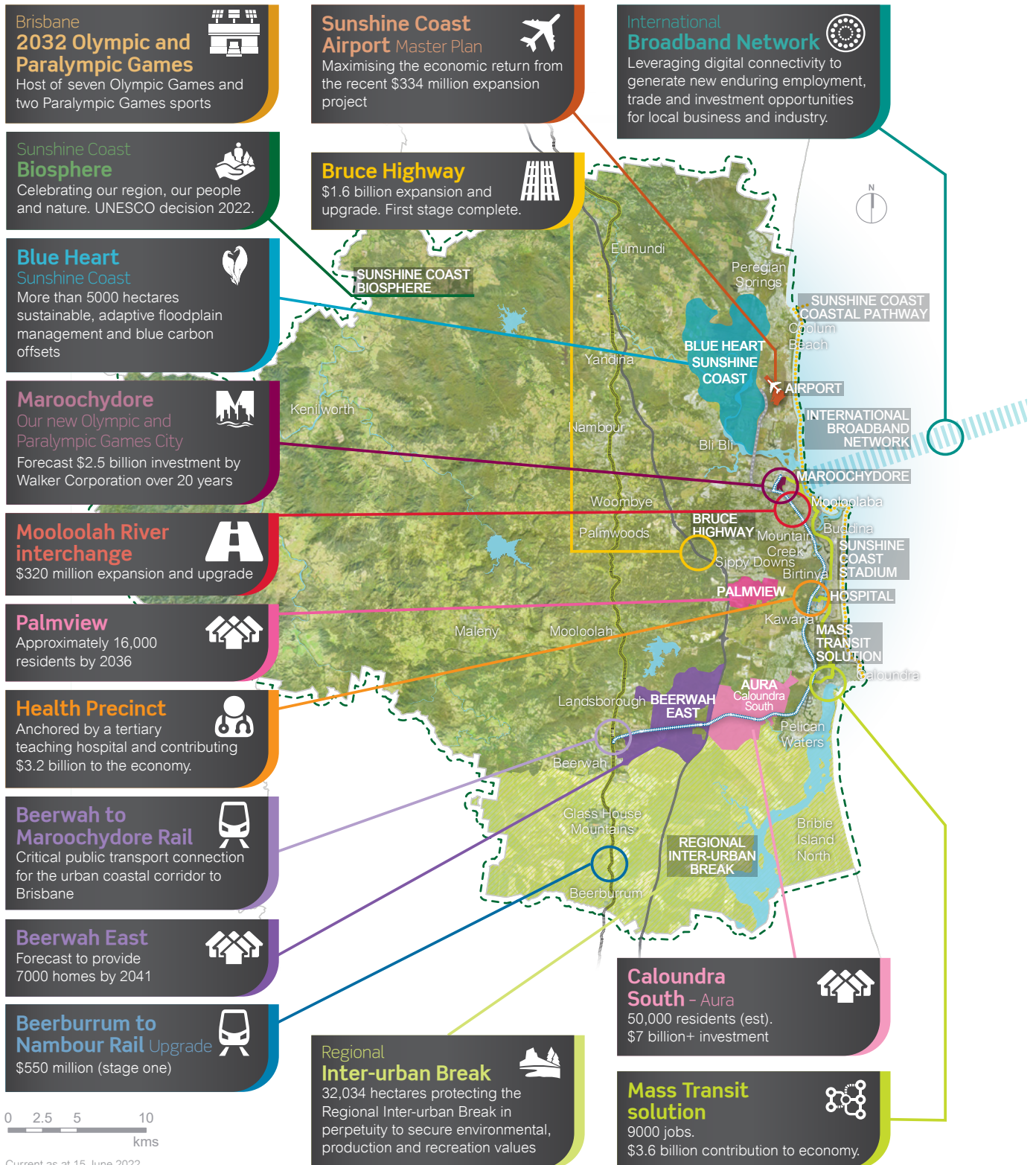
The Sunshine Coast is home to industry disruptors like Youi, Huddle, Gourmet Garden, Country Chef, Ambrose Building, Auto & General, Get Wines Direct and Office HQ.

Businesses tap into an inspired workforce of more than 83,000 students across University of Sunshine Coast, two TAFE campuses and more than 150 registered training organisations.

**Prime location + commercial space + for sale and lease  
+ low costs + high speed broadband + skilled workforce**



# REGION-SHAPING PROJECTS







## Move your business to Australia's newest greenfield CBD.

The master-planned Maroochydore City Centre aims to be Australia's first truly smart city – just 10 minutes from the Sunshine Coast Airport and 20 milliseconds from Asia through the new broadband submarine cable.

The multi-billion-dollar greenfield CBD will feature 160,000m<sup>2</sup> of commercial and retail space, 4000 residential dwellings, a premium hotel, convention centre and new dining precincts.

Master-planned from the ground up, the new CBD has been designed for the Sunshine Coast lifestyle, with almost 18 hectares of parklands and waterways.

Major infrastructure projects offer outstanding physical and digital connections for businesses on the Sunshine Coast, including the new international submarine broadband cable network, the Sunshine Coast airport expansion and a planned mass transit solution.

The Queensland Government approved Priority Development Area is being delivered by Walker Corporation, SunCentral Maroochydore Pty Ltd and Sunshine Coast Council.

### Opportunities

- Commercial and mixed-use investment
- Prime office spaces
- Each lot in the new CBD will be connected to 10GB dark fibre
- Retail, dining and entertainment precincts
- Data driven options such as esports, cybersecurity, the internet of things, artificial intelligence and real time monitoring

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REGISTER YOUR INTEREST  
[www.maroochydorecitycentre.com.au](http://www.maroochydorecitycentre.com.au)

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## NEXTDC DATA CENTRE

In late 2021, ASX listed NEXTDC purchased the Sunshine Coast International Broadband Cable Landing Station from Sunshine Coast Council to create the SC1 Edge data centre. Located in the heart of Maroochydore, the data centre provides a direct link to high-speed data via the Sunshine Coast's international submarine cable.

With a total planned capacity of 1MW, SC1 supports the highest levels of customer availability and is backed by a service guarantee of 100% uptime.

NEXTDC's national digital infrastructure platform is also home to the largest network of public cloud access points (cloud onramps) across all cloud platforms, which SC1 connects directly to via NEXTDC's AXON Interconnection platform.

To support backhaul requirements from B1 and B2 Brisbane to JGA-S submarine cable, QCN Fibre has 'lit' up 35 Terabytes per second of diverse telecommunications capacity.

## 50 FIRST AVENUE

After receiving approval early 2022, Walker Corporation has commenced its first commercial development in the Maroochydore CBD: a luxurious 15-storey A-grade office tower called 50 First Avenue.

According to the Courier Mail, Walker Corporation executive chairman Lang Walker said "this is a signature statement from Walker with a beautiful facade that is both attractive and functional, offering exceptional facilities in a prominent coastal location opposite Sunshine Coast Council's new city hall."

The high-tech building will be complemented by exceptional end of trip facilities, a 'sky-garden' rooftop, boutique retail tenants and stunning ocean views.

Large expansive 1000m<sup>2</sup>+ floorplates are available for lease now.

## HOLIDAY INN EXPRESS HOTEL & SUITES

Holiday Inn Express and Suites located on First Avenue will feature 181 rooms, a rooftop swimming pool, bar and dining venue along with parking, retail options and conference facilities. The hotel is due to open in 2022.

## FOUNDATION PLACE

Opened in late 2020, Foundation Place is the region's first five-star NABERS energy rated building, located in the heart of the new Maroochydore CBD.

All five levels of commercial space are fully leased. The ground floor is a bustling dining precinct, with popular restaurants Giddy Geisha, Market Bistro and the Market Wine Store.

## A1

Due for completion in late 2022, A1 has been designed to epitomise the modern inner-city office building.

Prominently situated on a corner site with three frontages, the Cottee Parker designed building features a striking glass façade and abundant natural light.

It will have three levels of ultra-modern architecturally designed office space, extensive end of trip facilities and a rooftop terrace.

*50 First Avenue artist impression.  
Image courtesy of Walker Corporation.*





## WORLD-CLASS HOSPITAL

The emerging Maroochydore CBD will gain yet another healthy injection with the approval of the Maroochydore Private Hospital. The \$100 million eight-storey hospital will accommodate medical and teaching facilities with high-end amenities and a rooftop relaxation area for staff.

According to Sunshine Coast News “It will be an “epicentre” for surgical research and innovation with anchor tenants including the University of the Sunshine Coast (USC) and leading international orthopaedic company, Medacta”.

## SUNSHINE COAST COUNCIL’S CITY HALL

The region’s natural assets are the inspiration behind the Sunshine Coast City Hall in the Maroochydore CBD, currently under construction.

Energy and water efficiency and shading treatments will deliver a landmark building with a five-star Green Star rating which aligns with the vision for the Sunshine Coast to be Australia’s most sustainable region.

*“Our city hall will reflect our healthy, smart creative vision, representing our people, culture, natural elements and our success as one of the fastest growing and most progressive regions in Australia.”*

– Mark Jamieson, Sunshine Coast Mayor.

The 10-storey building will be home to around 600 council employees and is set for completion in 2022.



## Riverside commercial opportunities

Stunning views, easy access to amenities and a convenient central location are fuelling consistent demand for riverside retail and office space in Maroochydore and Cotton Tree.

Businesses seeking to relocate or open a second regional office can take advantage of lower costs, a high value economy and a growing population.

Spaces are available for sale and lease in the popular Duporth Avenue area and riverside Cotton Tree strip. Join the diverse community of multinational businesses, local creatives and a vibrant hospitality sector.

### Opportunities

- Multistorey office complexes suitable for call centres or regional headquarters
- A variety of office suites for sale or lease
- Retail shops and restaurants

# Sunshine Coast Airport



The Sunshine Coast Airport provides a direct gateway to the region and has been expanded to accommodate aircraft from a greater range of locations in Australia, Asia and other international airports.

The development of the accompanying Sunshine Coast Aerospace Precinct provides exciting and diverse opportunities in the Australasian aviation market.

The precinct provides prime airside and landside development opportunities for smart and innovative aviation-related businesses.

## Opportunities

- Flexible airside sites for advanced aerospace engineering, maintenance repair and overhaul
- Landside sites for aviation training and aviation support industries
- Long term commercial lease sites



*Image courtesy of Sunshine Coast Airport*

## The Turbine Precinct

The Turbine Precinct will be Australia's first purpose built, end-to-end food and beverage manufacturing and education precinct.

The Sunshine Coast has a burgeoning food, beverage and agribusiness industry. Turbine is a response the industry's desire to scale and innovate, access world-class services and advanced manufacturing infrastructure, reduce costs, increase speed to market and increase global competitiveness.

To be located at the Sunshine Coast Airport, Turbine will give local producers access to new national and international export markets.

Stage 1 will have a beverage focus and include a largescale contract beverage facility; co-located beverage manufacturers; collaborative R&D centre, expertise and training hub; and hospitality showcase. Turbine is expected to be operational late 2023.





# SIPPY DOWNS

## Business and Technology Park

The Sunshine Coast is a tech-savvy region with a reputation for innovation. The Sippy Downs Business and Technology Park was created to support science and technology-based businesses, further enhancing the region's innovation and business capacity.

This site provides a competitive location for business and a catalyst for attracting knowledge-based employment opportunities to the Sunshine Coast.

Locating in the Business and Technology Park also provides the added benefits of being close to the University of the Sunshine Coast which has a growing reputation for world standard research.

### Who's it for?

- Startups and incubators
- National businesses wanting to open regional offices
- Science and technology businesses
- Businesses wishing to leverage research and development with the University of the Sunshine Coast

### Opportunities

- 15.5 hectares of land with minimum lot size of 400m<sup>2</sup>
- Smaller development ready lots
- Professional office and retail spaces for lease
- Commercial town centre land

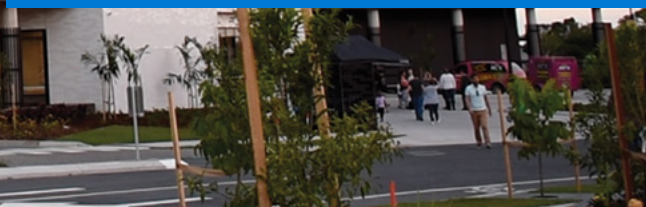


## Youi is right at home in Sippy Downs

Award-winning national car and home insurer, Youi has chosen the fast-growing Sippy Downs Business and Technology Park as the home for its global headquarters.

Youi has been part of the region since its Australian operation began with 30 staff in 2008 and now insures over 640,000 Australians.

The Sippy Downs location places Youi in the heart of the developing technology precinct and close to USC, enabling partnerships with the university.





## SUNSHINE COAST HEALTH PRECINCT

The health and wellbeing industry is booming on the Sunshine Coast, propelled by the \$5 billion Sunshine Coast Health Precinct which is Australia's largest health infrastructure project currently being developed. In fact, the health industry is the largest employer in the region.

The Sunshine Coast Health Precinct is anchored by the Sunshine Coast University Hospital, Sunshine Coast Health Institute and Sunshine Coast University Private Hospital and incorporates the adjacent Health Hub and surrounding Birtinya Town Centre offering prime investment opportunities.

If your health business is looking for opportunities to grow, there are billions of reasons why the Sunshine Coast is a wise choice for health industry businesses, innovators and entrepreneurs.

## SUNSHINE COAST HEALTH HUB

The 17 hectare Health Hub is a greenfield health and medical precinct offering a strategic opportunity to be located next to two university hospitals and an emerging town centre.

The hub provides up to 32,000m<sup>2</sup> of dedicated health and medical space, research, allied health, consulting suites, residential accommodation and mixed-use facilities.

Sunshine Coast's strong population growth is driving demand for health and wellbeing services, making the Sunshine Coast Health Hub an attractive proposition for investment opportunities.

### Who's it for?

- Medical and allied health services
- Research providers
- Accommodation providers

### Opportunities

- Purpose designed premises for lease
- Strata-titled premises for sale
- Sites for custom designed buildings



## Birtinya Town Centre



Located within Stockland's 18 hectare, \$830 million master-planned development, the Birtinya Town Centre is a greenfield site offering seven commercial lots sized between 3754m<sup>2</sup> and 4961m<sup>2</sup>.

Zoning supports a mix of commercial, retail, community and industrial uses relating to the health and services industries, with potential to build to 10 storeys.

The site is located opposite Stockland Birtinya and Home Central Kawana shopping centres and close to the Sunshine Coast Health Precinct, which represents Australia's largest investment in health infrastructure.

The location is 20 minutes' drive to the Maroochydore City Centre, 30 minutes to Sunshine Coast Airport, 11 minutes to the Bruce Highway and seven minutes to the Sunshine Motorway.

## VITALITY VILLAGE

Vitality Village is an integrated community health space located in the Sunshine Coast Health Precinct.

A dynamic Sunshine Coast community for leaders and innovators, Vitality Village promotes an interdisciplinary approach to community health and wellbeing, creating a vibrant collective of service providers.

The five-storey health space opened mid 2021 and integrates health service delivery, research, education and innovation.

'Villagers' will benefit from inspirational modern spaces designed to support collaboration and healthy working.

Value-add facilities include meeting rooms, event spaces, an inviting lobby and kiosk, a professional recording studio, auditorium, multi-faith room, community kitchen and onsite ampitheatre.

### Who's it for?

- Community service providers
- Innovators
- Not-for-profits
- Private businesses
- Aged care, disability and support services
- Allied health

### Opportunities

- Partnerships and leasing
- Designated office spaces



**Known as the “City of Beaches” Caloundra is undergoing a revitalisation following the adoption of the Caloundra Centre Masterplan in 2017.**

Amendments to the Sunshine Coast Planning Scheme, a major overhaul of the Events Centre and a significant main street upgrade have paved the way for new commercial opportunities.

Planning is underway for a town square development, improved open space and cultural facilities. Opportunities exist right now for retail, restaurants, cafes and service businesses in the Caloundra main street and surrounding areas, capitalising on the growing local population and increased visitors from Brisbane and beyond.

### Who's it for?

- Professional services
- Tourism operators including hotels
- Restaurants and cafes
- Retail
- Cultural and creative facilities

### Opportunities

- Retail/cafe/restaurant leasing
- Main street retail
- Commercial premises for lease and sale
- Professional offices





# AURA TOWN CENTRE & BUSINESS PARK

## Caloundra South

Aura is currently the largest residential development project in Australia and, when completed, will provide approximately 20,000 dwellings to house a population of around 50,000 people.

The area, which has been designated a Priority Development Area by the Queensland Government will feature a 90 hectare city centre, South Bank-style parkland and a range of sporting and education facilities.

Positioned at the southern end of the Sunshine Coast, Aura will offer mixed-use activity centres with convenient access to retail, services, well-designed civic spaces, community and cultural facilities.

Aura Business Park is set to become a centre for business investment, offering

untapped opportunities and flexibility for businesses of all sizes. With almost 100 lots ranging in size from 1000m<sup>2</sup> to showroom sites, Aura will seamlessly connect businesses with a thriving civic life, recreation, aged care and education facilities.

### Who's it for?

- Bulky goods
- Startups and expanding businesses
- Retail
- Services
- Light industry
- Manufacturing

### Opportunities

- Commercial land
- Town centre retail and commercial
- Commercial and retail space in neighbourhood centres

*Image courtesy of Stockland*

## Waterfront opportunities at Queensland's newest marina

Located 30 minutes from Sunshine Coast Airport and just south of Caloundra, the Pelican Waters Marina Village and Marina will be a destination in its own right, with commercial and residential options including on the waterfront and main street.

The development, which is expected to open in late 2022, will offer vibrant tourism, retail, hospitality and allied health business opportunities, alongside a modern residential development.

The precinct includes available land, ideal for a commercial hub with flexible options for service-oriented businesses. A medical and professional centre suited to allied health, physiotherapy, pharmacy, psychology and other providers is perfectly positioned just ten minutes from the 17 hectare Health Hub at Birtinya.





## PALMVIEW

**Palmview is a A\$4 billion master-planned community to be completed over the next 20 years and consists of three key development areas. Harmony is the first development area which started construction in 2017.**

Situated in close proximity to the University of the Sunshine Coast, easy access to the Bruce Highway and just 12km from Mooloolaba, Palmview will house around 17,000 people upon completion.

Palmview will include a town centre, traditional main street layout, a three hectare park, civic plazas, a transit station, community facilities, a Local Employment Area Precinct and two schools.

Over 40,000m<sup>2</sup> gross floor area of business, commercial and retail opportunities will be available in the town centre and two local retail centres.

### **Who's it for?**

- Shops, restaurants and cafes
- Small businesses
- Professional services

### **Opportunities**

- Retail leasing
- Major retail
- Offices
- Commercial land for sale or lease



## NAMBOUR

Rich in history and natural beauty, Nambour is a busy town centre with vintage trails, cafes and a tight-knit community.

The town offers affordable opportunities for medical and consulting offices, development sites and retail space for sale or lease and many sites with excellent street exposure.

### Opportunities

- Retail and showroom development sites
- Medical and professional services offices for lease
- Retail space for sale or lease
- Commercial properties for sale combining ground floor retail and upper level offices



## HINTERLAND

*Yandina, Landsborough,  
Mapleton, Maleny and beyond*



The Sunshine Coast hinterland is known for its rolling green hills, rich agricultural land and eclectic communities. Bustling tourist towns and villages offer a range of possibilities for retail, tourism, food, agribusiness and service businesses.

Commercial space and land are available for sale or lease from Landsborough in the hinterland south to Yandina at the northern end. In smaller hinterland villages, retail, services and café spaces are in high demand.

### Opportunities

- Warehouses for sale/lease
- Medical consulting, shops and retail leases
- Offices and showrooms



## CO-WORKING SPACES

### Balance Boardroom

Level 1, 8 First Ave  
Maroochydore QLD 4558  
0418 983 231  
[www.balanceboardroom.com.au](http://www.balanceboardroom.com.au)

### Inbox Workspace

Level 2, 14-20 Aerodrome Rd  
Maroochydore QLD 4558  
07 5437 9275  
[www.inboxworkspace.com.au](http://www.inboxworkspace.com.au)

### Logic Space

La Balsa, SUITE 403/45 Brisbane Rd,  
Mooloolaba QLD 4557  
07 5444 7444  
[www.logicspace.com.au](http://www.logicspace.com.au)

### Old Ambulance Station

80 Howard St,  
Nambour QLD 4560  
0402 394 166  
[www.theoldambulancestation.com](http://www.theoldambulancestation.com)

### Pikki Street Corporate Centre

8 Pikki St  
Maroochydore QLD 4558  
07 5452 9800  
[www.pikkistreet.com](http://www.pikkistreet.com)

### Regatta 1 Business Centre

2 Innovation Pkwy  
Birtinya QLD 4575  
07 5413 9200  
[www.regatta1.com.au](http://www.regatta1.com.au)

### Spark Bureau

Level 1, 8 Innovation Parkway  
Birtinya QLD 4575  
(07) 5348 9058  
[www.sparkbureau.org](http://www.sparkbureau.org)

### The Boarding Office

Unit 100/102 Brisbane Rd  
Mooloolaba QLD 4557  
07 5475 0285  
[www.theboardingoffice.com.au](http://www.theboardingoffice.com.au)

### The Hive

Kon-Tiki Tower 2, Level 1, Suite 101  
55 Plaza Parade, Maroochydore QLD 4558  
07 5451 0000  
[hivebusiness.com.au](http://hivebusiness.com.au)

### Therapy Hub

478 Nicklin Way  
Wurtulla QLD 4575  
07 5337 9223  
[therapyhub.com.au](http://therapyhub.com.au)

### Work Tank

3 Woomba Pl  
Mooloolaba QLD 4557  
07 5430 0888 or  
0438 781 311

### WOTSO

Building 1/30 Chancellor Village Blvd  
Sippy Downs QLD 4556  
07 3077 9688  
[www.wotsoworkspace.com.au](http://www.wotsoworkspace.com.au)



# The smart place for business

The Sunshine Coast is regarded as a national hub for entrepreneurs and is home to many innovative, knowledge-based businesses.

Named a Smart21 Global Community in eight of the past nine years and Top 7 Global Intelligent Communities in 2019, 2020 and 2022, the region has a flourishing innovation ecosystem and is a magnet for big thinkers, experienced leaders and world class talent.

Attracting national and global attention, the 18 Tbps Sunshine Coast International Broadband Network provides businesses with faster data speeds, reduced risk and lower costs. The cable delivers the fastest data speed to Asia from the east coast of Australia and the second-fastest to the US.

Both Sunshine Coast Council and the Queensland Government provide assistance to help navigate government requirements and streamline access to new investment and business development opportunities.

Sunshine Coast Council welcomes and supports the growth of local businesses and the establishment of new ones in the region.

## Council support services for business include:

- A single entry point for service
- Business case development support
- Site selection assistance and relocation advice
- Incentives and assistance
- Connections with government and industry bodies and access to international market information

## Contact an investment specialist

For a confidential discussion about the opportunities available, contact an investment specialist at Sunshine Coast Council.

Email: [invest@sunshinecoast.qld.gov.au](mailto:invest@sunshinecoast.qld.gov.au)

Phone: +61 407 753 645

Access a wide array of information online, including local success stories, programs available to local businesses and the latest in local industry news.

[invest.sunshinecoast.qld.gov.au](http://invest.sunshinecoast.qld.gov.au)

