



# HABITAT

NORTH BEACH · BYRON BAY

A NEW WAY TO  
LIVE, WORK & PLAY

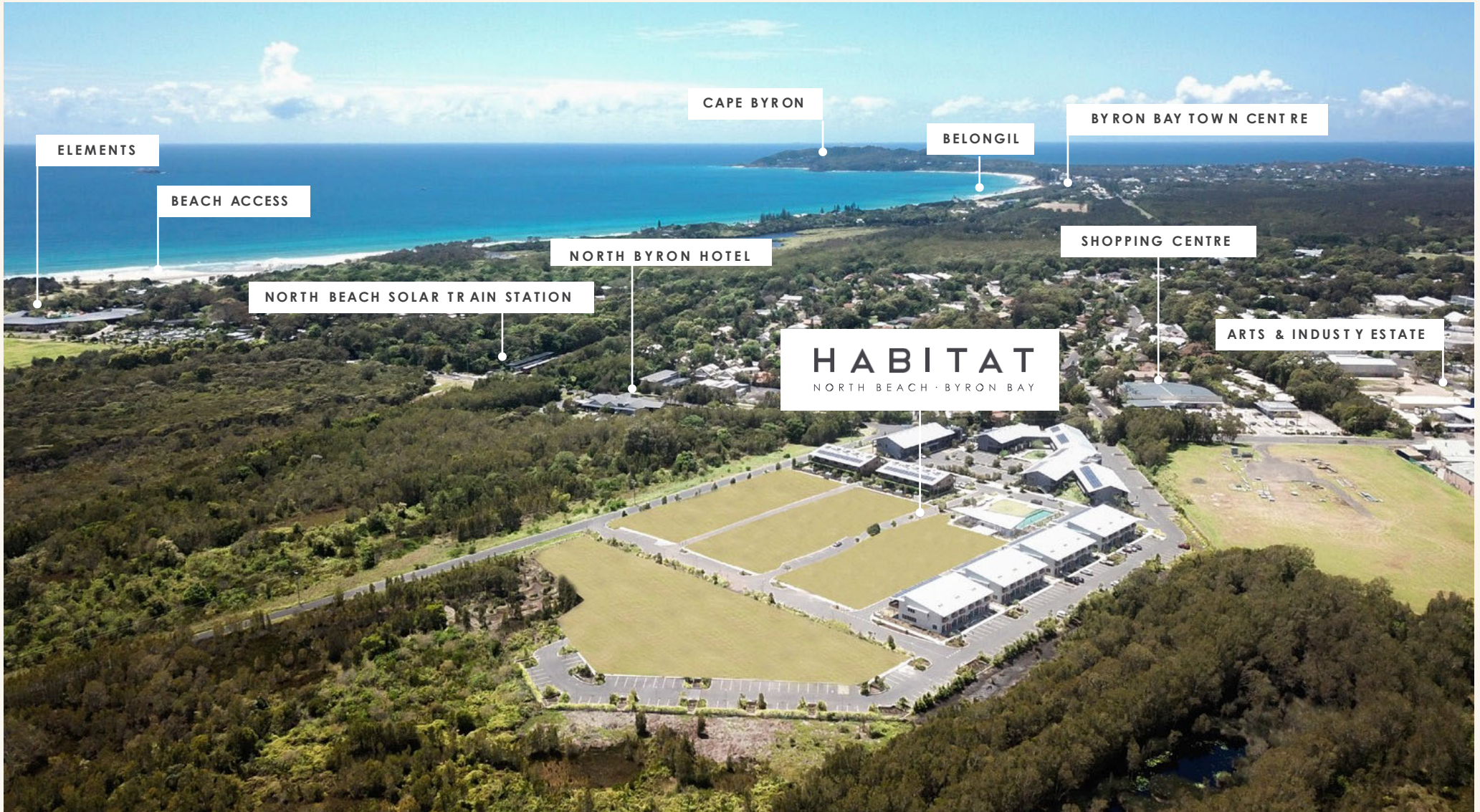
# LIVE WORK PLAY

## \_ABOUT HABITAT

Byron Bay's latest retail and business hotspot in the Arts & Industrial Estate has established itself as the location of choice for local and national brands since its opening in late 2017.

Habitat is situated in the highly desirable location of North Beach, just a 5-minute walk from the beach and a 10-minute bike ride from town. Limited opportunities are available for established businesses to become part of Habitat's commercial precinct, with Barrio Eatery & Bar, BENDE yoga studio, F45 and more right on your doorstep.





## \_ABOUT HABIAT

Around here, the community has long understood that to get the most from life you need to love where you live, have an inspiring environment to work and also connect with the community around you.

Habitat preserves this local way of life and supplements it with cutting edge technology and environmentally responsive design, within a subtropical landscape.



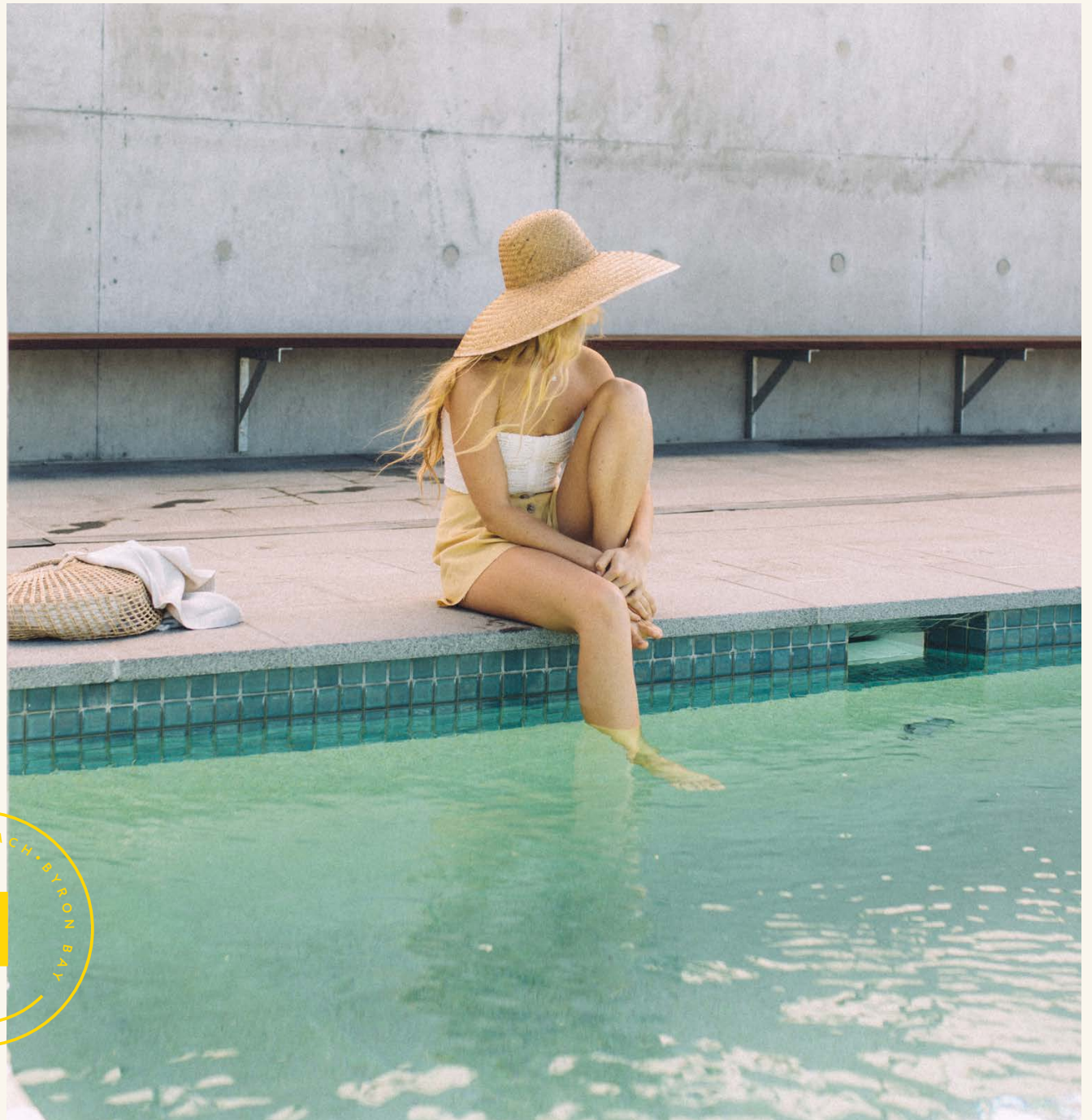
## COMMERCIAL PRECINCT

Purpose-built to accommodate a variety of businesses, the commercial precinct is the face of Habitat and includes six articulated two-story buildings linked by undercover walkways and suspended outdoor meeting spaces.

Expressions of interest are available for like-minded commercial businesses keen to be part of the Habitat community, with dedicated office suites available for lease. First floor offices range in size from 46sqm to 200+ sqm providing flexibility and exposure to compliment prospective businesses.

Car and bicycle parking is available on site, and the precinct is just a short walk from Australia's first solar powered train providing a direct link between 'North Beach' station and the Byron town centre.

All tenants receive access to shared meeting spaces, communal swimming pool and recreation area including change facilities, barbecues and ping pong tables, as well as exposure to on-site wellness and fitness studios and Byron Bay's popular restaurant, Barrio.

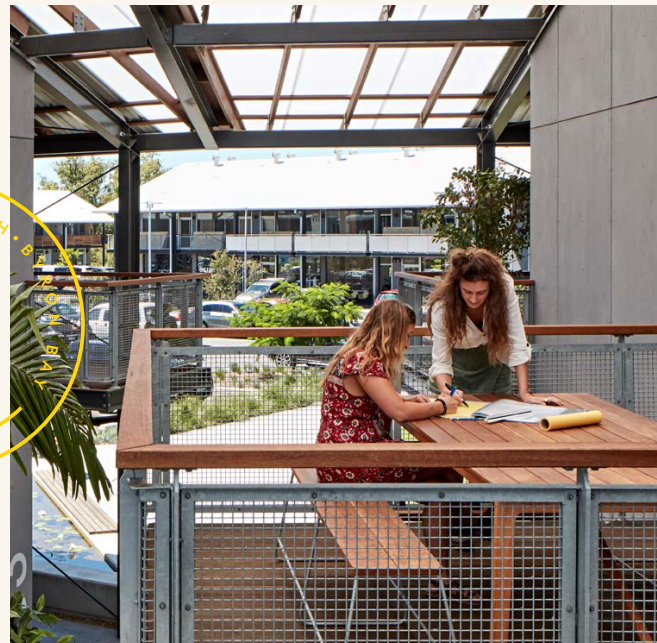




## FEATURES & BENEFITS

- A purpose-built mixed-use residential and commercial development
- Located within Byron's growing creative precinct of North Beach
- Award winning architectural design by Dominic Finlay-Jones Architects (winner of the NSW Country Division Commercial Architecture Award 2018)
- Plenty of staff & client parking on site
- Landscaped central courtyard with cobble stone walkways and water features
- Access to shared indoor and outdoor meeting spaces
- Co-work office spaces
- Access to shared on-site lap pool, shower and change room facilities
- On-site cafe & restaurant
- Full fibre to the premises NBN broadband access
- Sustainable community solar power and rainwater harvesting

- A short walk to the world's first solar powered train
- Walking distance to Belongil Beach
- Energy efficient lighting & plenty of natural light
- Well insulated – cool in summer and warm in winter
- Air conditioning
- Burnished concrete floors
- Exposed concrete ceilings
- Rear louvres to promote cross ventilation
- Large windows with spotted gum timber frames



# COMMERCIAL PRECINCT

## \_RETAIL GROUND LEVEL

### Six articulated buildings with common facilities:

- Covered walkways to all buildings
- Central courtyard
- Subtropical landscaping
- Designated customer/staff parking
- NBN fibre to the premises

#### Building B1

Level 00: Retail  
Level 01: Coworking Space

#### Building C1

Level 00: Food + Beverage Hub  
Level 01: Gym

#### Building C2

Level 00: Retail  
Level 01: Offices, Pilates Studio

#### Building C3

Level 00: Retail  
Level 01: Offices, Pilates Studio

#### Building C4

Level 00: Retail  
Level 01: Offices

#### Building C5

Level 00: Retail, Health + Beauty  
Level 01: Offices

#### Building T1

Level 00: Recycling, Amenities  
Level 01: Meeting Rooms, Amenities

#### Building T2

Level 00: Lift, Amenities, Change Facilities  
Level 01: Lift, Amenities, Meeting Rooms

#### Building T3

Level 00: Lift, Storage, Amenities  
Level 01: Lift, Amenities

#### Recreation

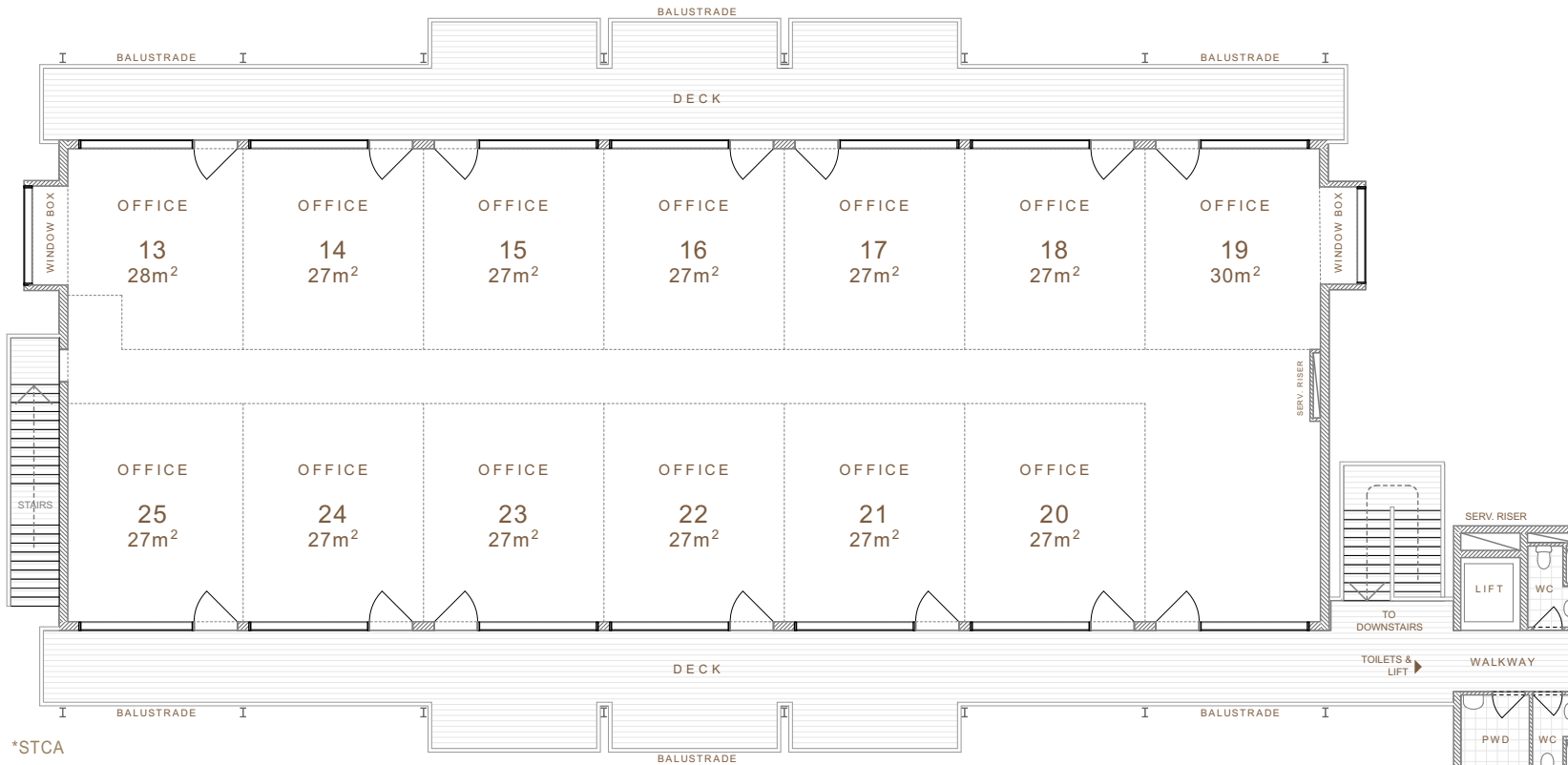
25m Lap Pool, 5m Therapy Pool,  
Change Rooms, Toilets, bike Parking



Drawings are illustrative and subject to ongoing development and council approval. Measurements are accurate at time of documentation. All dimensions are approximate.

\*STCA - Subject to council approval





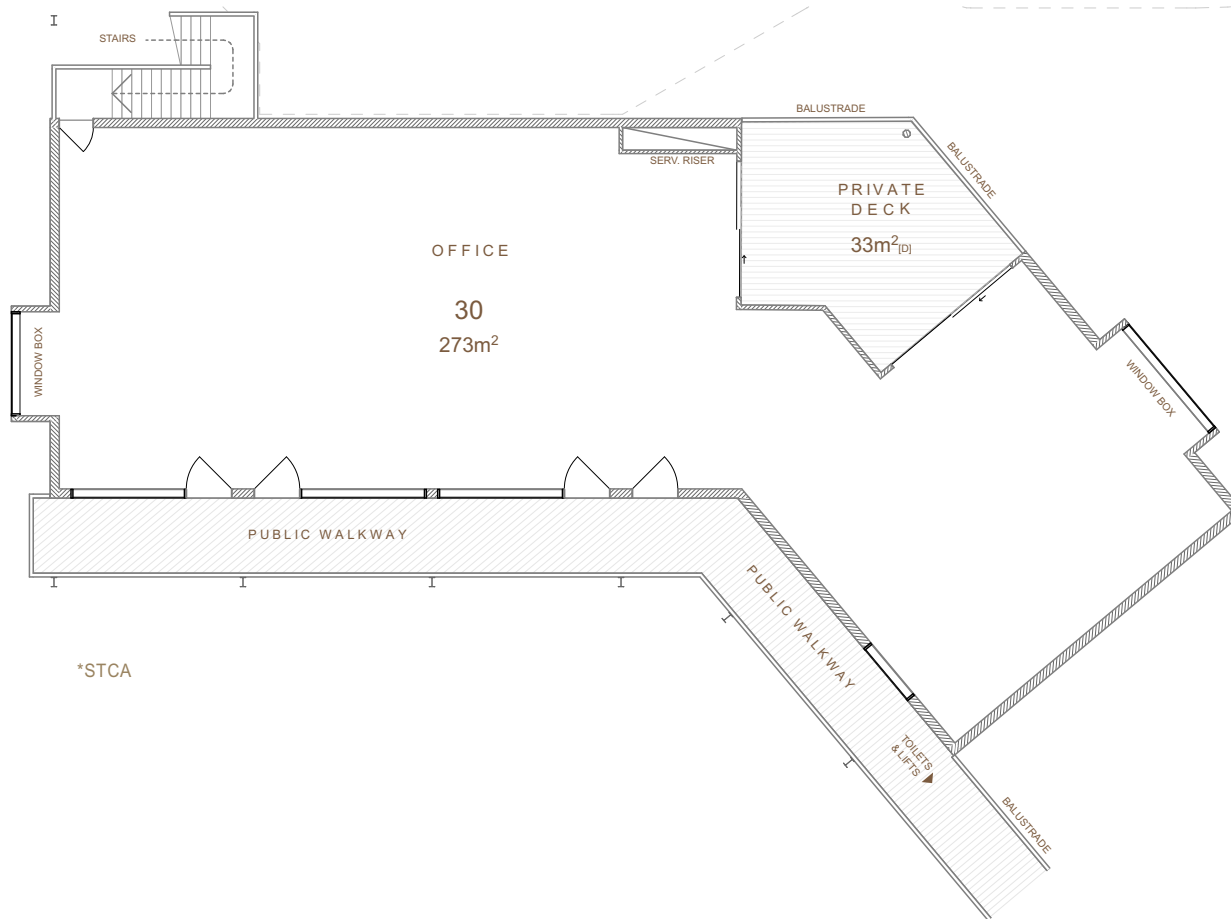
## B1

### \_FIRST FLOOR HABITAT WORKSPAЕ

- Clear floorplate
- Private decks
- Covered walkway
- Services connection  
NBN/Lights/Water
- Natural ventilation
- Air-conditioning
- Photo-voltaic power



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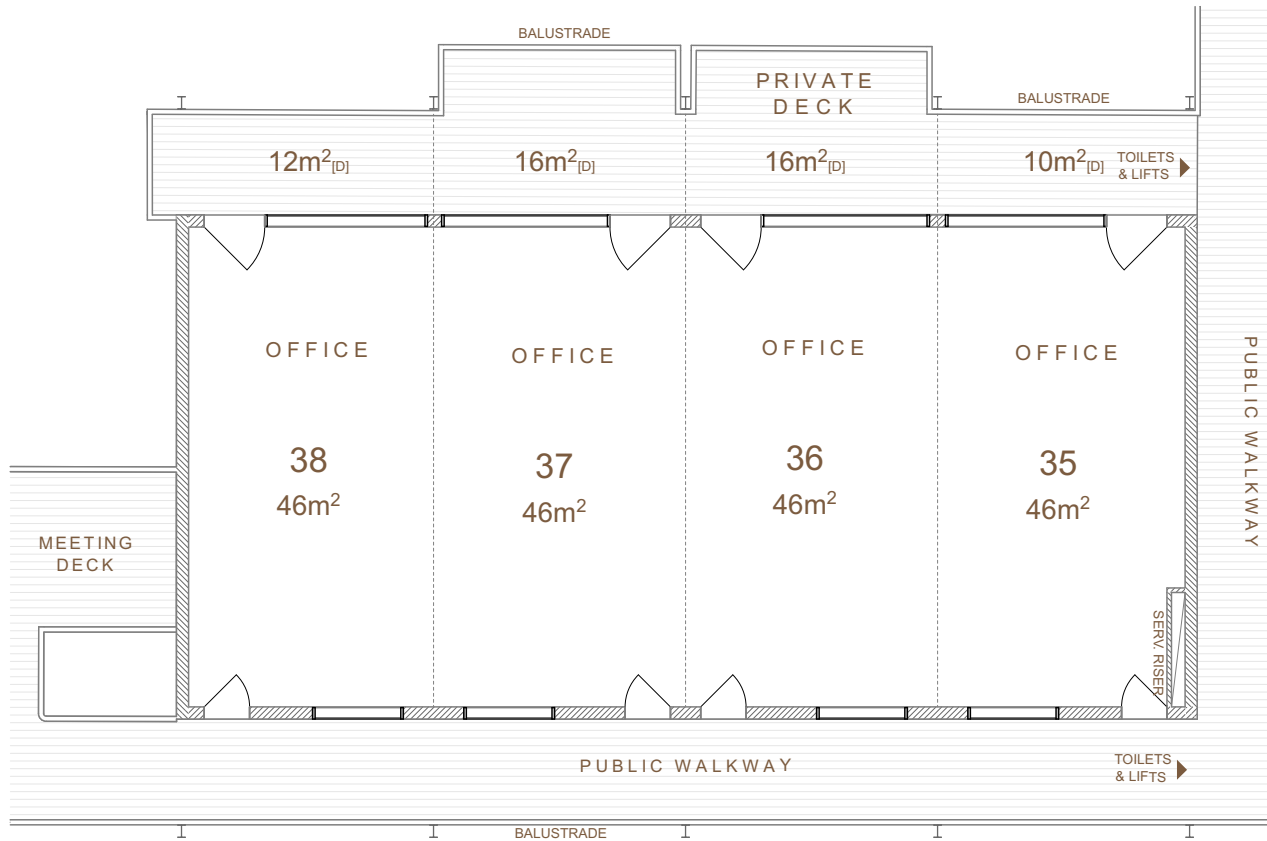


## C1 \_FIRST FLOOR COMMERCIAL

- Clear floorplate
- Private deck
- Covered walkway
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NBN/Lights/Water
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- Photo-voltaic power



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## C2

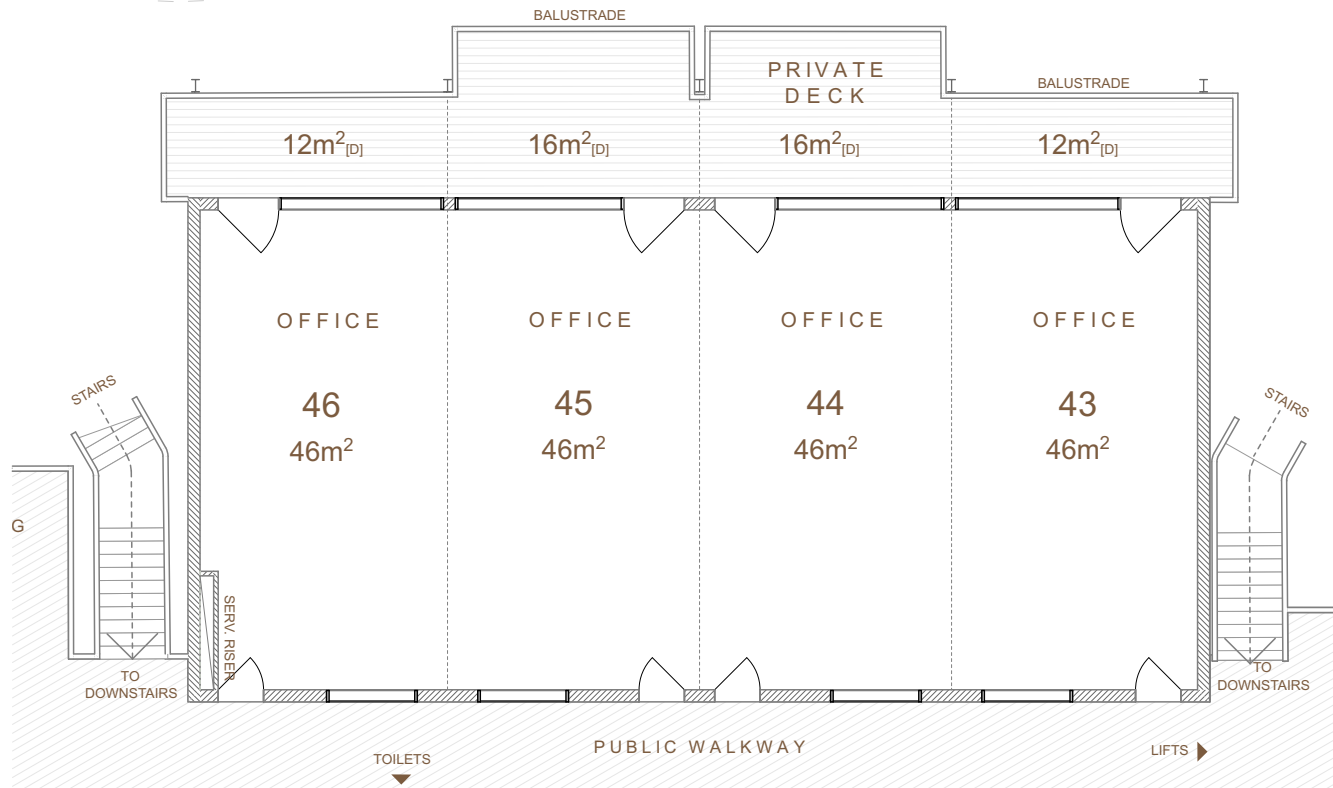
### \_FIRST FLOOR COMMERCIAL

- Clear floorplate
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### C3

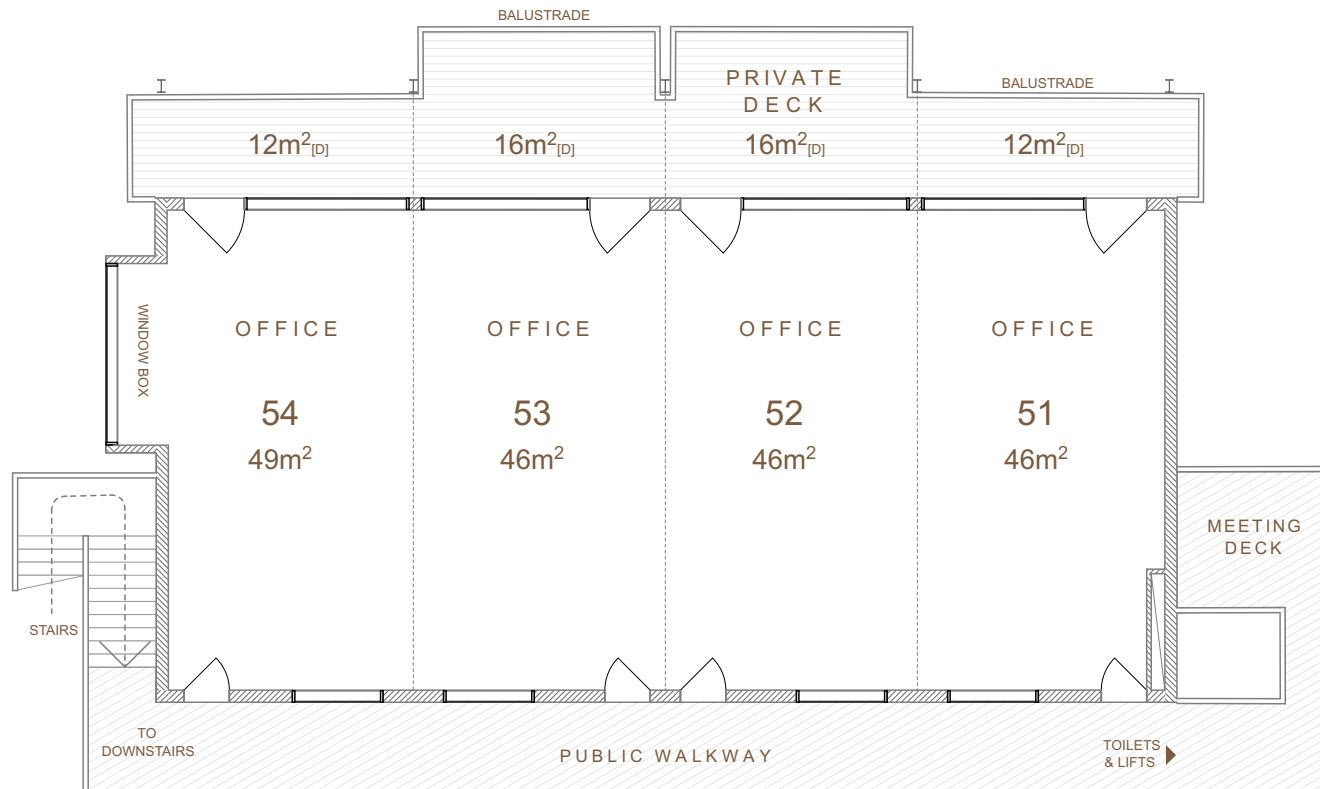
#### \_FIRST FLOOR COMMERCIAL

- Clear floorplate
- Private deck
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- Services connection NBN/Lights/Water
- Natural ventilation
- Air-conditioning
- Photo-voltaic power

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## C4

### \_FIRST FLOOR COMMERCIAL

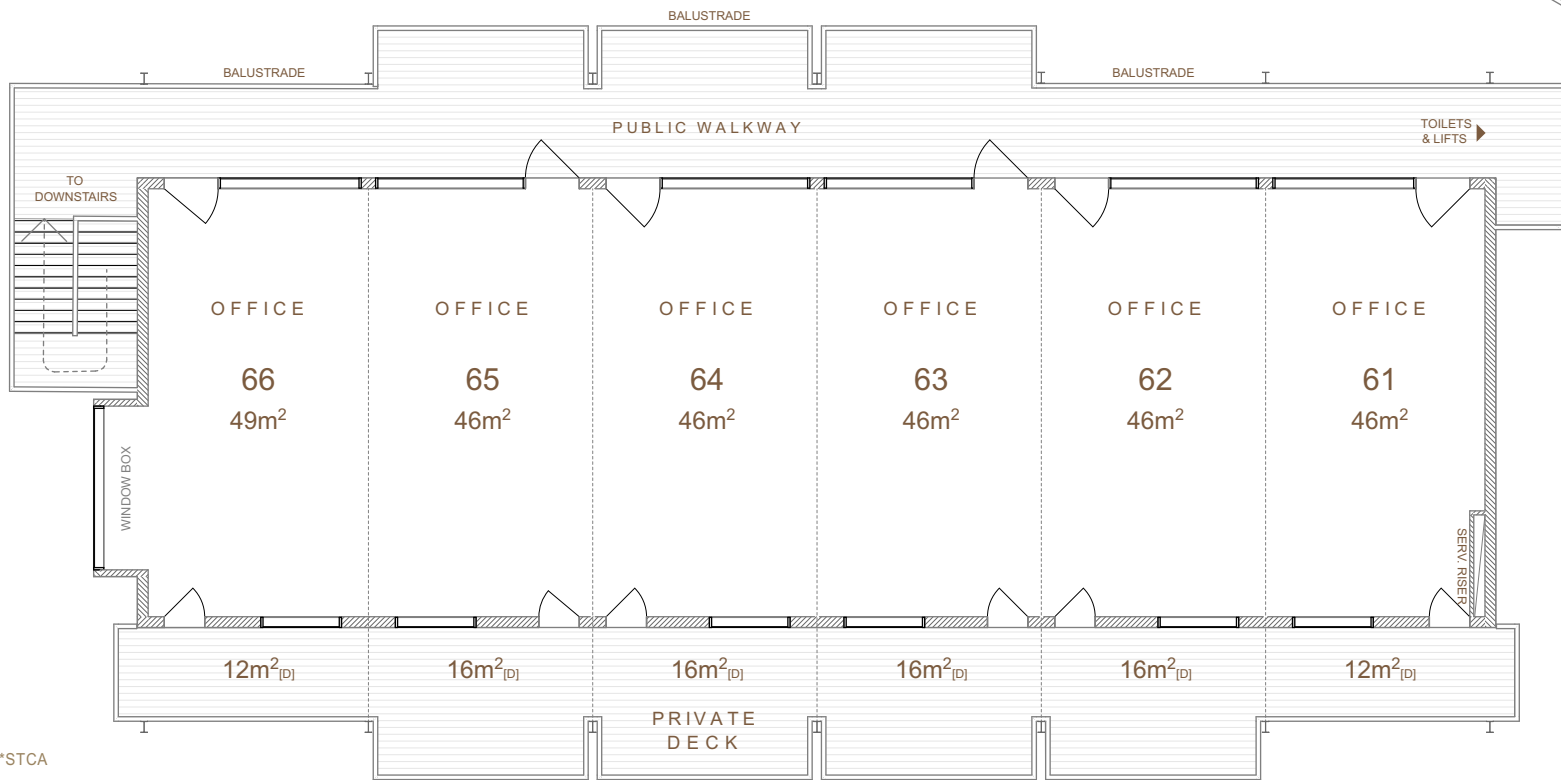
- Clear floorplate
- Private deck
- Covered walkway
- Services connection  
NBN/Lights/Water
- Natural ventilation
- Air-conditioning
- Photo-voltaic power

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**C5**  
\_FIRST FLOOR  
COMMERCIAL

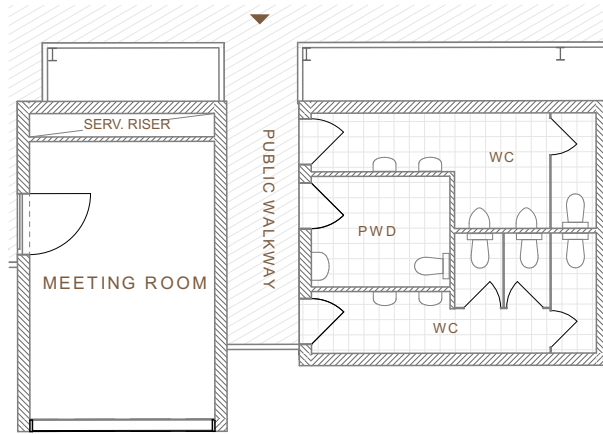
- Clear floorplate
- Private deck
- Covered walkway
- Services connection NBN/Lights/Water
- Natural ventilation
- Air-conditioning
- Photo-voltaic power



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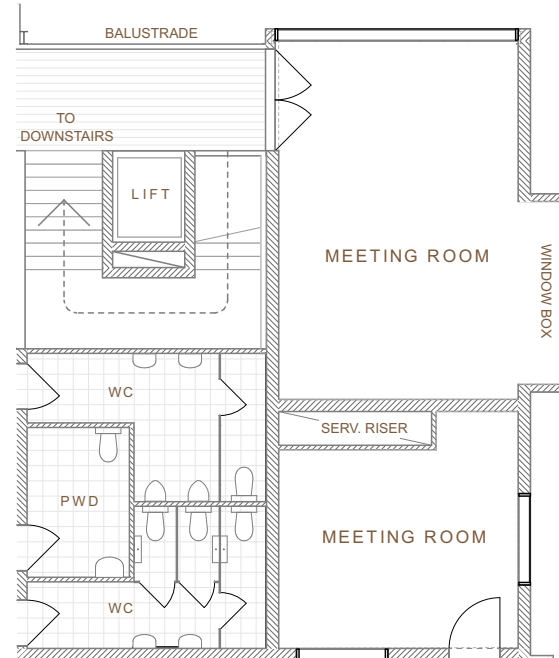


T1



\*STCA

T2



\*STCA

T3



\*STCA

## FIRST FLOOR

### \_SHARED FACILITIES

- T1**
  - Meeting Room (T1.104) & Toilets
- T2**
  - Meeting Room (T2.101 & T2.102 & Toilets)
- T3**
  - Toilets



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# STAGE 1 COMMERCIAL PRECINCT

\_ FIRST FLOOR

Building	Unit Number	Floor	Total Area (sqm)	Gross Rent (ex GST)
C1	30	1	306	LEASED
C2	35	1	56	LEASED
C2	36	1	62	LEASED
C2	37	1	62	LEASED
C2	38	1	58	LEASED
C3	43	1	58	LEASED
C3	44	1	62	LEASED
C3	45	1	62	LEASED
C3	46	1	58	LEASED
C4	51	1	58	LEASED
C4	52	1	62	LEASED
C4	53	1	62	LEASED
C4	54	1	61	LEASED
C5	61	1	58	LEASED
C5	62	1	62	LEASED
C5	63	1	62	LEASED
C5	64	1	62	LEASED
C5	65	1	62	LEASED
C5	66	1	61	LEASED

## LEASE TERMS

Lease term: Minimum 1 year + 3 year option

Rent review: CPI + 2% with market review at the anniversary of any lease option

Bond: Equivalent to three months rent including GST

Public liability: \$20 million with Lessor noted as the interested party

Gross lease: Outgoings included

\* Total lease includes outgoings based on \$165 per sqm per annum and subject to review at the anniversary of any lease option.





## CONTACT US

Please note, all applications are subject to approval by developer.

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### SEE YOURSELF AT HABITAT?

Contact **PRECISE PROPERTY**

**MARTA OCIEPA**

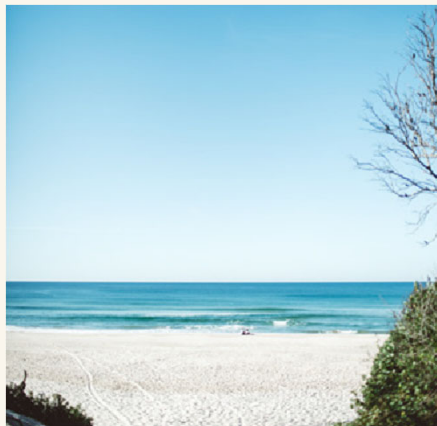
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Visit our on-site sales & leasing office at Habitat: **2 Porter Street, Byron Bay**

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