



HABITAT

NORTH BEACH · BYRON BAY

A NEW WAY TO
LIVE, WORK & PLAY

RETAIL | [HABITATBYRONBAY.COM](https://habitatbyronbay.com)

LIVE WORK PLAY

_ABOUT HABITAT

After a successful first summer, Byron Bay's latest retail and business hotspot is excited to announce new retail opportunities.

Become a part of Byron's latest creative community along with Barrio Restaurant, BENDE Yoga Studio, F45 and some of Byron Bay's biggest brands.





_ABOUT HABITAT

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

The commercial precinct is the face of the development and includes six two-story buildings linked by undercover walkways with suspended outdoor meeting spaces and a lush landscaped central courtyard. The ground floor retail spaces range in size from 31sqm to 300sqm+ and offer a great value for money alternative to Byron's CBD.

Expressions of interest are now open for likeminded Fashion, Lifestyle, Health, Beauty and Wellness businesses keen to be part of a dedicated wellness space. New private suites with a lush garden outlook are available for lease now, and range in size from 46sqm through to 200sqm+.

There is plenty of car and bicycle parking on site, and the precinct is just a short walk from Australia's first solar powered train station 'North Beach'.

There is access to shared meeting spaces, swimming pool and recreation area, change facilities, barbecues and ping pong tables, as well as on-site wellness and fitness studios and of course Byron Bay's popular restaurant, Barrio.





FEATURES & BENEFITS

- A purpose-built mixed-use development
- Located within Byron's growing creative precinct on the Northern side of town
- Modern architectural design by Dominic Finlay-Jones Architects
- Plenty of staff & customer 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
- On-site lap pool, shower and change room facilities
- Sustainable community solar power and rainwater harvesting
- Full fibre to the premises NBN broadband access
- On-site cafe & restaurant
- Walking distance to Belongil Beach

- Close to Elements of Byron Resort & Spa
- A short walk to the worlds first solar powered train & station 'North Beach' providing a direct link to/ from Byron CBD
- Burnished concrete floors
- Exposed concrete ceilings
- Natural white walls
- Energy efficient lighting & plenty of natural light
- Well insulated – cool in summer and warm in winter
- Ducted air conditioning
- Rear louvres to promote cross ventilation
- Large shopfront windows with spotted gum timber frames



COMMERCIAL PRECINCT

_RETAIL LOWER 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.

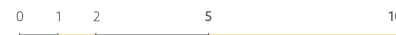
*STCA - Subject to council approval



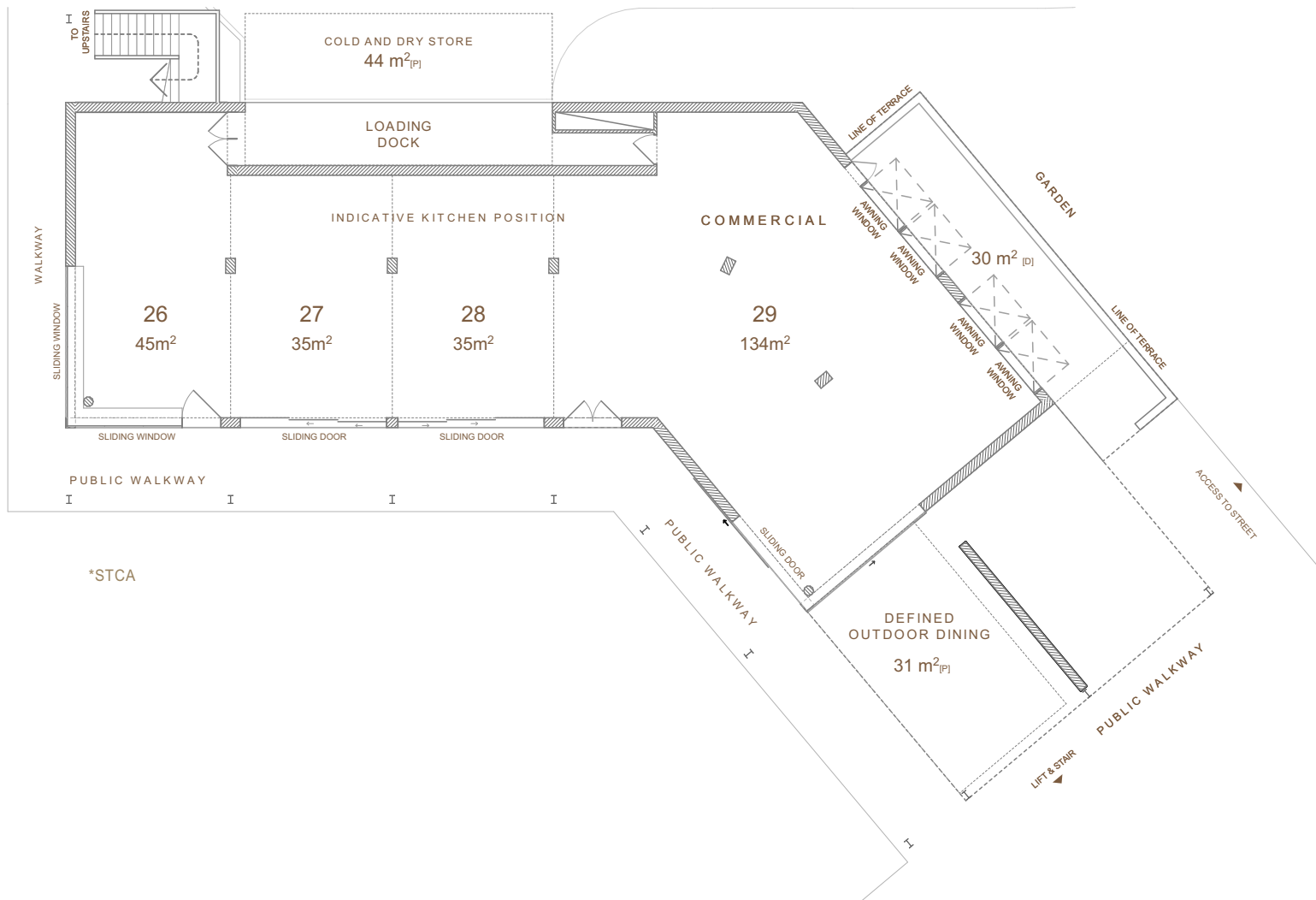
B1

_GROUND FLOOR RETAIL

- Clear floor-plate
- Hardwood framed shop-front
- Covered walkway
- Services connection
NBN/Lights/Water
- Natural ventilation
- Air-conditioning
- Photo-voltaic power



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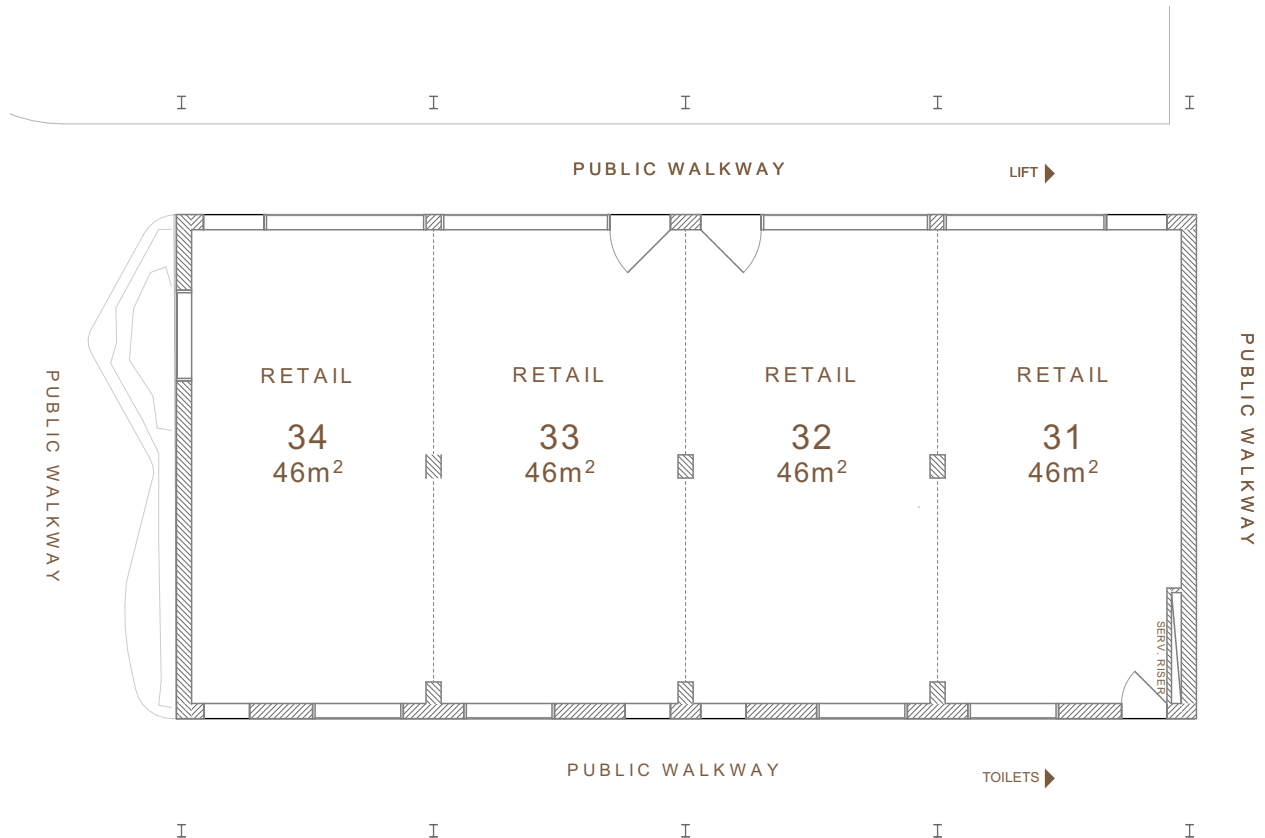


C1

_GROUND FLOOR RETAIL

- Clear floor-plate
- Hardwood framed shop-front
- Covered walkway
- Service road & loading dock
- Services connection
NBN/Lights/Water
- Natural ventilation
- Photo-voltaic power

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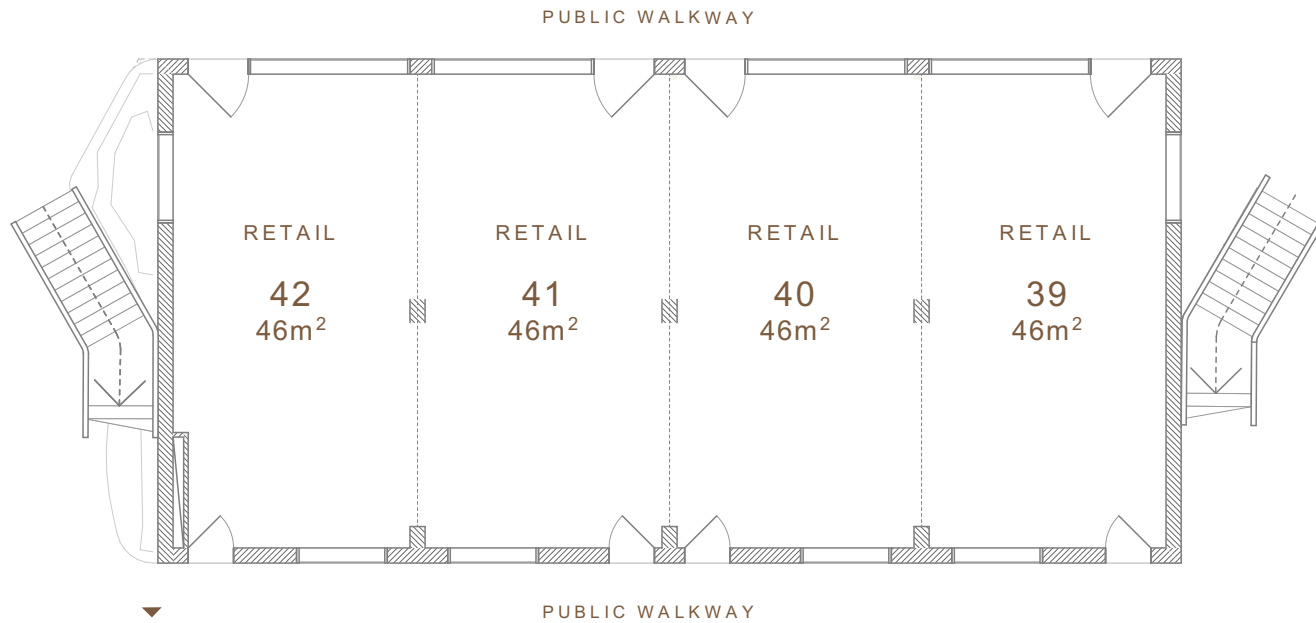
C2

_GROUND FLOOR RETAIL

- Clear floor-plate
- Hardwood framed shop-front
- Covered walkway
- Service road & loading dock
- Services connection
NBN/Lights/Water
- Natural ventilation
- Air conditioning
- Photo-voltaic power



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C3

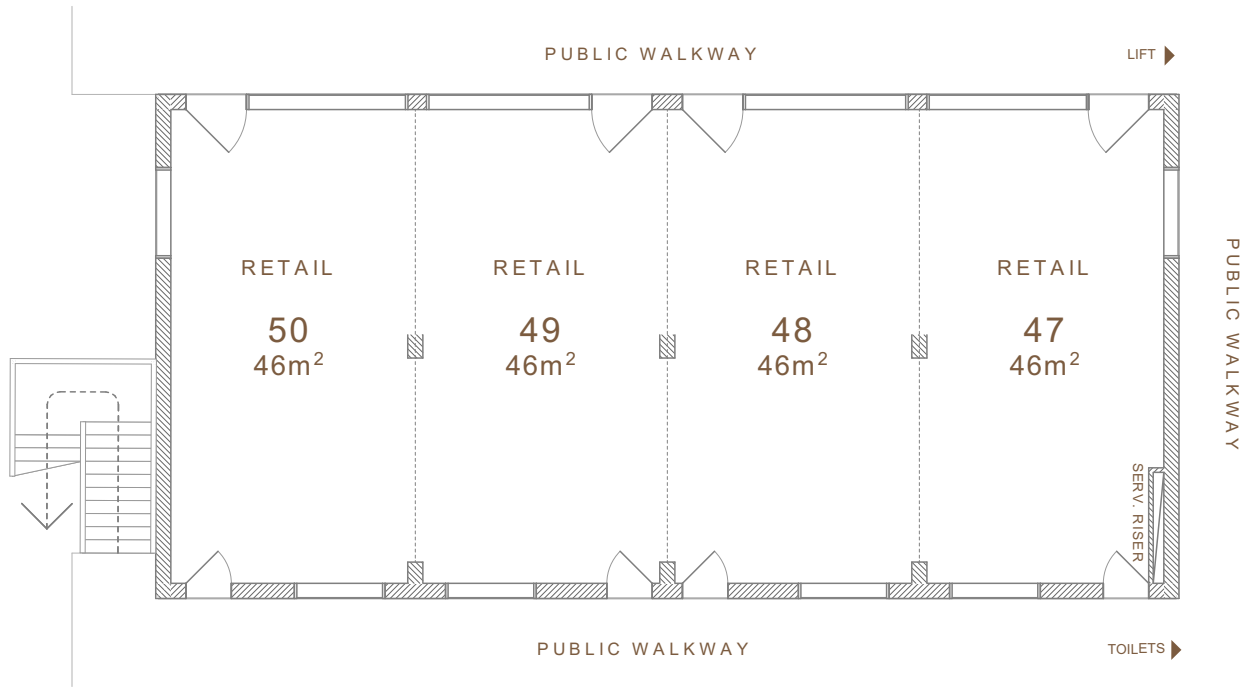
_GROUND FLOOR RETAIL

- Clear floor-plate
- Hardwood framed shop-front
- Covered walkway
- Service road & loading dock
- Services connection
NBN/Lights/Water
- Natural ventilation
- Air conditioning
- Photo-voltaic power

*STCA



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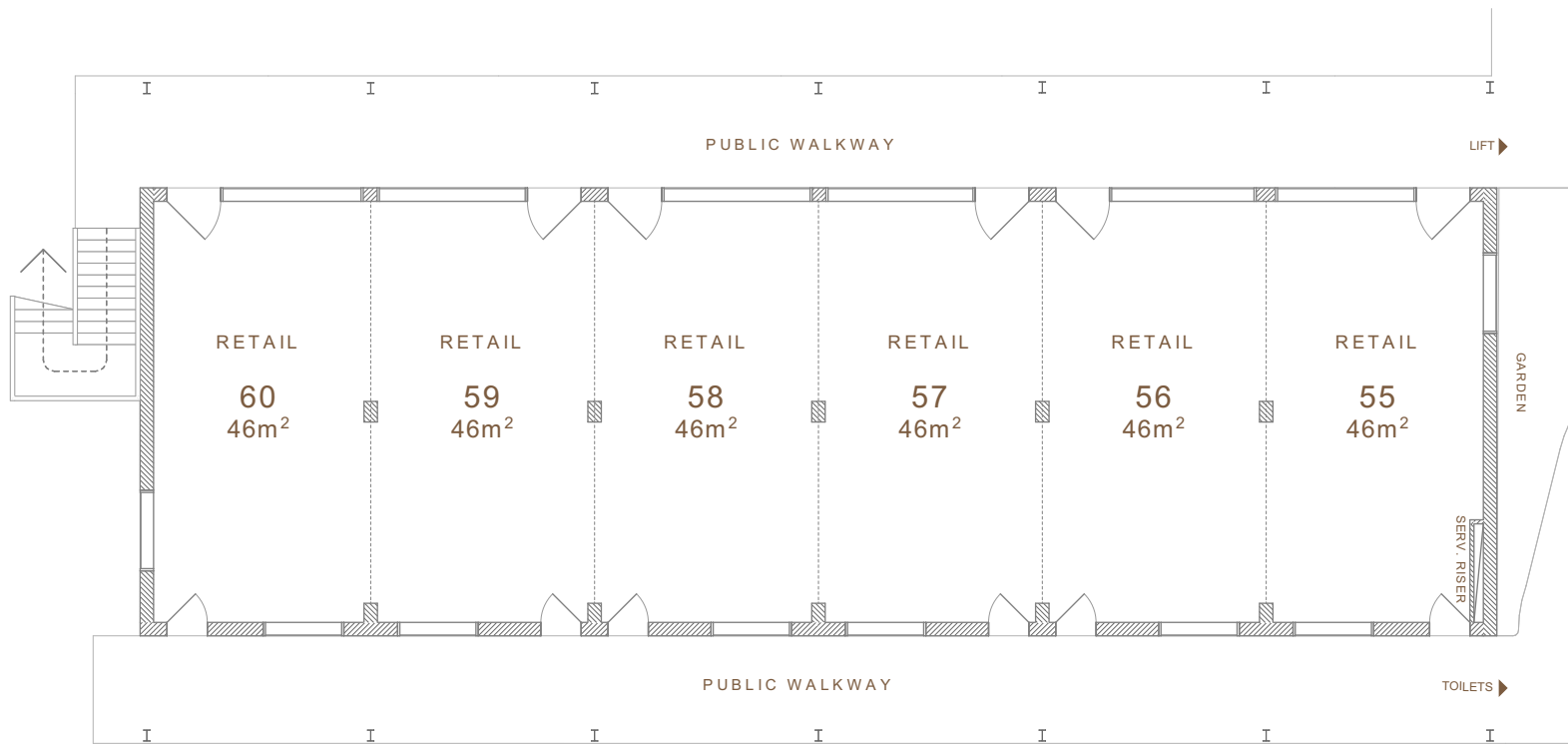
C4

_GROUND FLOOR RETAIL

- Clear floor-plate
- Hardwood framed shop-front
- Covered walkway
- Service road & loading dock
- Services connection
NBN/Lights/Water
- Natural ventilation
- Air conditioning
- Photo-voltaic power



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*STCA

C5

_GROUND FLOOR RETAIL

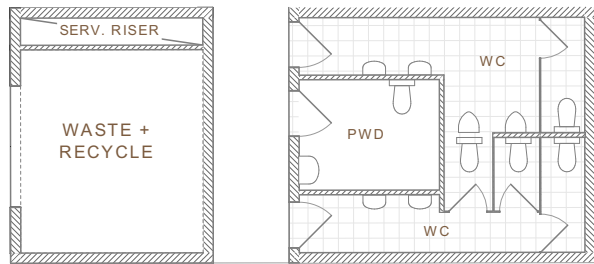
- Clear floor-plate
- Hardwood framed shop-front
- Covered walkway
- Service road & loading dock
- Services connection
NBN/Lights/Water
- Natural ventilation
- Air conditioning
- Photo-voltaic power



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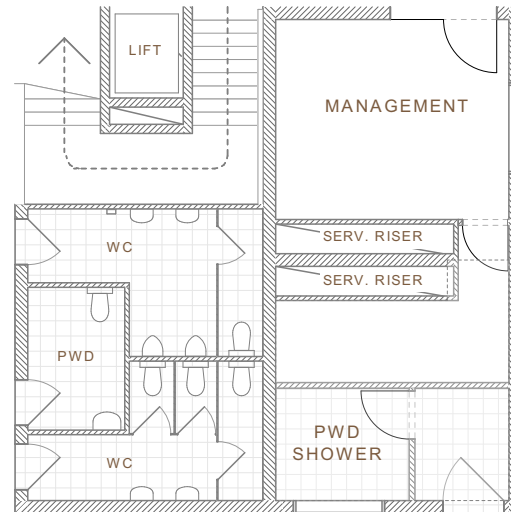


T1



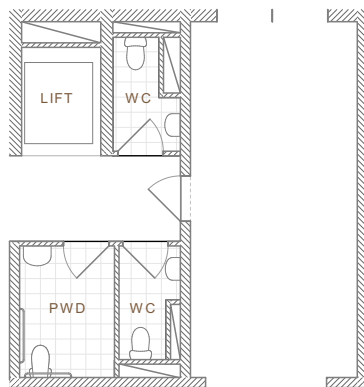
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T2



*STCA

T3



*STCA

GROUND FLOOR

_SHARED FACILITIES

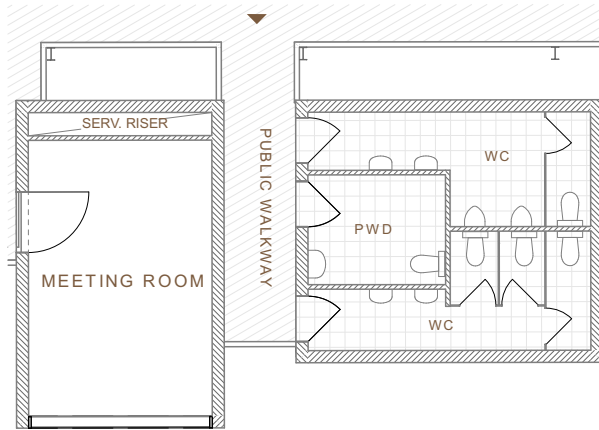
- T1**
Toilets & recycling/bin store
- T2**
Management, data centre & toilets
- T3**
Toilets & storage



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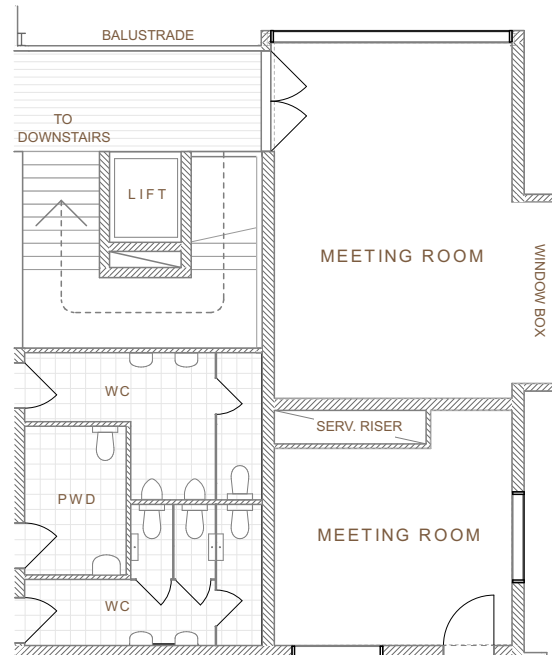


T1



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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

GROUND FLOOR

Building	Suite	Lettable Area (sqm)	Total Lease (excl. GST)	Car Space	Building	Suite	Lettable Area (sqm)	Total Lease (excl. GST)	Car Space		
B	1	62	LEASED	1	C2	32	46	LEASED	1		
	2	62	LEASED	1		33	46	LEASED	1		
	3	31	LEASED	1		34	46	LEASED	1		
	4	31	LEASED	1		39	46	LEASED	1		
	5	31	LEASED	1		40	46	LEASED	1		
	6	31	LEASED	1		41	46	LEASED	1		
	7	31	\$24,056	1		42	46	LEASED	1		
	8	31	\$24,056	1		C4	47	46	LEASED	1	
	9	31	LEASED	1			48	46	LEASED	1	
	10	31	LEASED	1			49	46	LEASED	1	
	C1	11	31	LEASED		1	C5	50	46	\$35,696	1
		12	31	LEASED		1		55	46	LEASED	1
26		45	LEASED	1	56	46		LEASED	1		
27		25	LEASED	1	57	46		LEASED	1		
28		25	LEASED	1	58	46		LEASED	1		
C2	29	239	LEASED	8	59	46	LEASED	1			
	31	46	LEASED	1	60	46	LEASED	1			

LEASE TERMS

Lease term: minimum 2 year + 2 year option
 Rent review: CPI + 4% 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.

SEE YOURSELF AT HABITAT?

Contact **PRECISE PROPERTY**

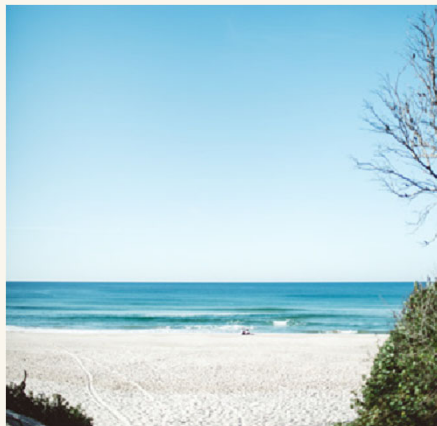
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