

# RIVERMAKERS

B R I S B A N E





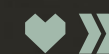


FLEX IT.  
FIT IT.  
MOVE IT.  
*Make it.*



Rivermakers Brisbane

Morningside 4170



The destination  
for Brisbane's  
modern makers.

**MAKE HISTORY.**

Built from a heritage of local heroes and legends, Rivermakers is Brisbane's breeding ground for the next generation of history-makers.

This is not a place made by men in suits. It's a precinct of pioneers; of new beginnings, breaking the mould and forging your full potential. And it all kicks off at The Depot.







# Draw in the home renovators and DIY-ers at The Depot.

## THE DEPOT

Minutes from future residential development, The Depot will be a buzzing social hub that benefits the wider community. This homemaker and trade centre will be open seven days a week, supplying quality goods and services to the thousands of local businesses, builders and homeowners planning their next renovation.



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Artist's impression



## ALSO AT RIVERMAKERS

### HERITAGE QUARTER

At the heart of Rivermakers in the near future will be an epic wholesaler, dining and maker's market for workers and visitors alike.



### GREEN CONNECTIONS

Our concept includes opening up new access to the Brisbane River and creating a public promenade to surrounding parklands.



### BUSINESS SPACES

We've got a vision for innovative and contemporary work spaces that will support the community, thinking forwards and working together to build tomorrow.







# Anything but an average trade centre.

## THE DEPOT

Rivermakers is a unique site that will offer your business a big opportunity.



### CLOSE TO THE ACTION

Located on Lytton Road with easy access to Colmslie Road



### EASY LOAD-INS

Separate truck loading access and 4.5m-high rear roller doors



### ALL-IN-ONE HQ

Combined mezzanine office, warehouse and showroom available



### ENERGY EFFICIENT

A vision for solar powered work spaces and electric car charging stations



### FLEXIBLE FLOOR PLANS

Tenancy sizes from 450m<sup>2</sup> to 3,000m<sup>2</sup>, with warehouse heights of 8.5m



### BUSINESS ON SHOW

Excellent signage and exposure to over 20k of daily traffic along Lytton Road



### FIND A PARK FIRST GO

Over 500 on grade car spaces available



### IN GREAT COMPANY

Work alongside exciting businesses to be announced shortly



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# Discover an address with prime access.

## 506 LYTTON ROAD, MORNINGSIDE

In a rare position among in-demand commercial and industrial estates, Rivermakers is only two traffic lights to the Gateway Motorway, with easy connections to major arterials across Queensland.

		
Gateway Bridge South	2.1km	03 min
Brisbane CBD	6km (radial)	16 min
Brisbane Airport	11.7km	13 min
Port of Brisbane	14.6km	16 min
M1 Pacific Highway	10.5km	11 min
Oxford St. retail	3.1km	05 min
Cannon Hill Station	1.2km	12 min walk



### INCOMING GENTRIFICATION

5 minutes to Bulimba Barracks, the inner city's largest redevelopment in a decade



### BOOMING POPULATION

Local population is forecast to reach over 200k by 2026



### HIGHER EARNERS

Average household income is \$96k – 12% higher than the Brisbane average

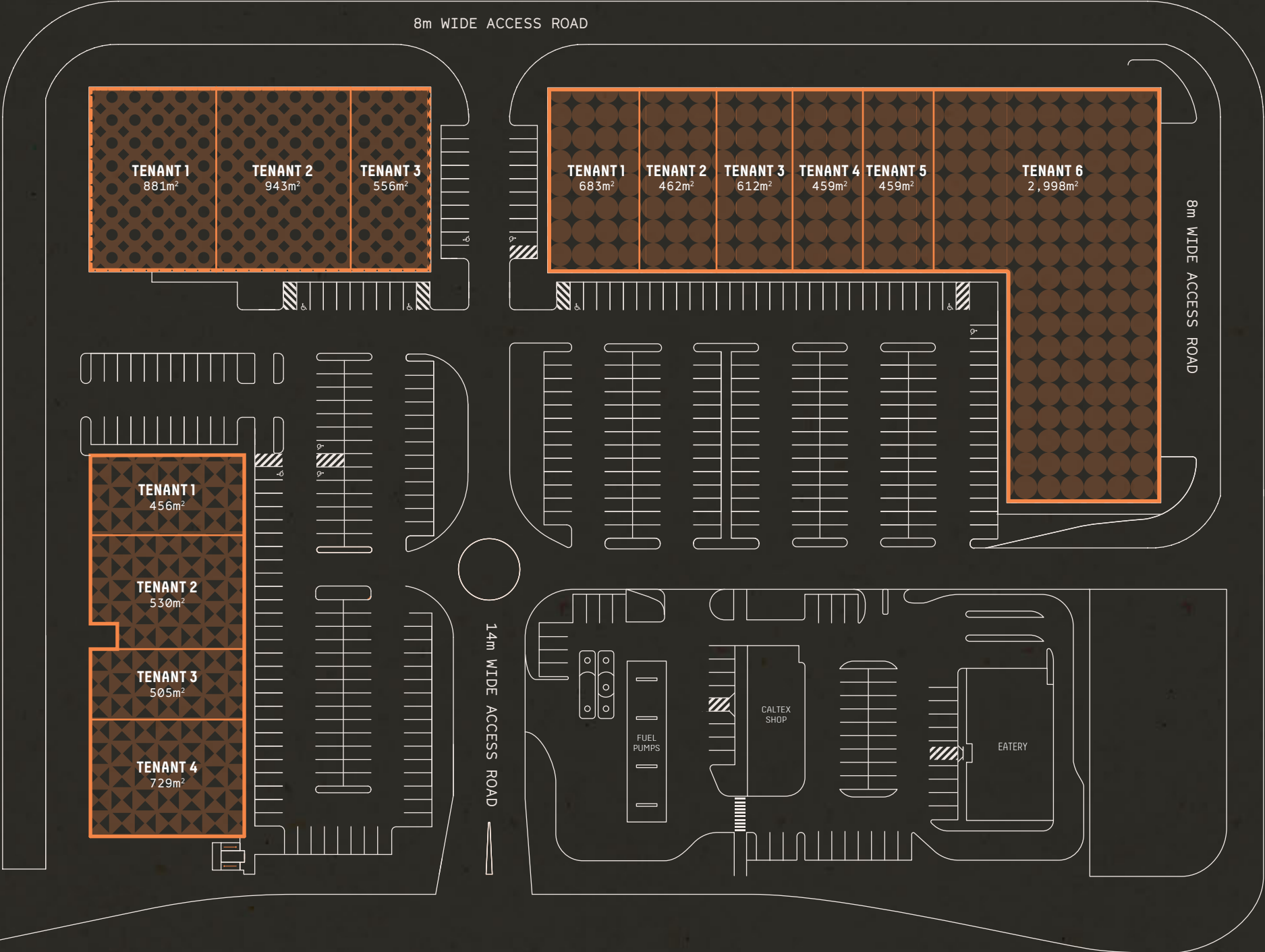


### GREATER SPENDING

Area spend is 10% higher than the Brisbane average and forecast to be \$848m p/a by 2026

\*Figures derived by spending in catchment defined by primary and secondary catchments. Source: Deep End Services Reports (2015). Market Assessment, J Gangly. Other sources: Deloitte Access Economics, Market Data Systems, QLD Government, Australian Bureau of Statistics.





# Build your business bigger and better.

## FLOORPLATE

With a showroom, office and warehouse all under one roof, The Depot's tenancies are designed for max. functionality and flexibility.





Team	
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# Welcome to where you make history.

Rivermakers is the latest project by BMI Group, the team of makers with the touch for benchmark urban renewal – redefining industrial and mixed-use developments across Brisbane.



Winchcombe Carson Woolstores



Breakfast Creek Wharf



Jordan Terrace



Oxford on Boardwalk



Reach Bulimba



Murarrie Storage Park



#### RIVERMAKERS

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#### THE DEPOT LEASING

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[RIVERMAKERS.COM.AU/THEDEPOT](https://rivermakers.com.au/the-depot)