



QUANDA

BUSINESS PARK ~ COOLUM

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01 The Development



Welcome to Quanda Business Park

Coming soon to Coolum Beach, Quanda Business Park is set to redefine industrial spaces on the Sunshine Coast.

This innovative development features 36 architecturally designed industrial units and 2 premium caretaker units, offering a seamless blend of functionality, modern aesthetics, and convenience.

Designed with flexibility in mind, each unit boasts high-end finishes, spacious interiors, and thoughtfully landscaped

exteriors, creating an environment that meets the diverse needs of local businesses, investors, and residents alike.

With secure access, state-of-the-art amenities, and a prime location in Coolum Beach's central industrial hub, Quanda Business Park is perfect for business operations, personal storage, or hybrid workspaces. Each unit has a kitchenette, bathroom, and mezzanine area, ensuring every square meter is utilised to its full potential.

02 Key Features



- **38 premium units:** Including 36 industrial units and 2 caretaker units, ranging from 90–270 sqm, with flexible layouts.
- **Mezzanine areas:** Approved mezzanines in every unit, ideal for office or additional storage.
- **Convenience built-in:** A kitchenette and bathroom included in every unit for maximum usability.
- **Modern facades:** Timber and stone cladding enhance the professional and polished look.
- **Parking solutions:** Dedicated on-site parking for unit owners and additional visitor spaces.
- **Prime location:** Central Coolum Beach hub, minutes from major highways, Sunshine Coast Airport, and just 1 hour from Brisbane.
- **Enhanced visibility and security:** High visibility street frontage, electronically operated roller doors, LED lighting, NBN access, and 3-phase power.
- **Versatile functionality:** Perfect for a range of personal and professional purposes.

*Unit sizes can be modified. Please speak with agent if interested in combining any unit spaces.



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03 The Location

The Sunshine Coast – A region on the rise

The Sunshine Coast is at the forefront of South East Queensland's economic and lifestyle boom. Renowned for its pristine beaches and thriving industries, the region recorded a Gross Regional Product (GRP) of approximately \$23.73 billion* for the year ending June 2023. Tourism continues to thrive, with the Sunshine Coast attracting 4.2 million** visitors in the 12 months leading up to September 30, 2023.

Home to diverse industries—including health, education, technology, and construction—the Sunshine Coast offers a dynamic environment for business and investment. The Sunshine Coast Airport, just minutes from Quanda Business Park, further enhances its global connectivity, providing seamless access to national and international markets.

The region's ongoing growth is bolstered by significant infrastructure projects, such as the development of the Maroochydore CBD and upgrades to the Bruce Highway, ensuring the Sunshine Coast remains a hub of opportunity and innovation.

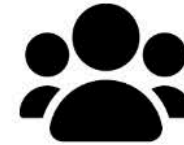


03 The Location



POPULATION GROWTH
365,942
Residents in 2023
(+2.82% from 2022)

Source: <https://profile.id.com.au/sunshine-coast/population-estimate>



FUTURE POPULATION
540,000+
Residents projected
by 2046

Source: <https://www.sunshinecoast.qld.gov.au/experience-sunshine-coast/statistics-and-maps/population-growth>



ECONOMIC POWER
\$23.73B GRP
in 2023

Source: <https://economy.id.com.au/sunshine-coast>



TOURISM
4.2M
visitors in 2023

Source: <https://economy.id.com.au/sunshine-coast>



VISITOR SPEND
\$4.2B
in tourism revenue
(up 39.9% YoY.)

Source: <https://corporate.visitsunshinecoast.com/record-interstate-visitor-numbers-drive-sunshine-coast-tourism-performance-to-new-heights/>



INFRASTRUCTURE
\$19.5B+
in projects
(incl Maroochydore CBD & Bruce Hwy)

Source: <https://invest.sunshinecoast.qld.gov.au/>



INDUSTRIAL DEMAND
Vacancy rates
<1%

indicating high demand.
Source: <https://economy.id.com.au/sunshine-coast>

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03 The Location

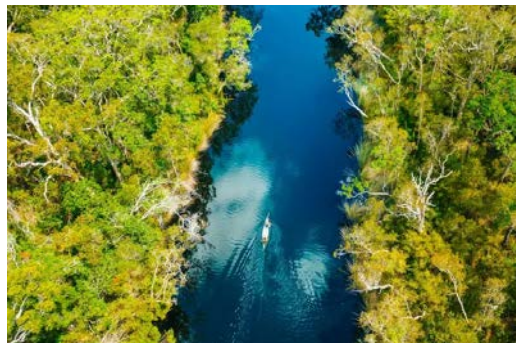
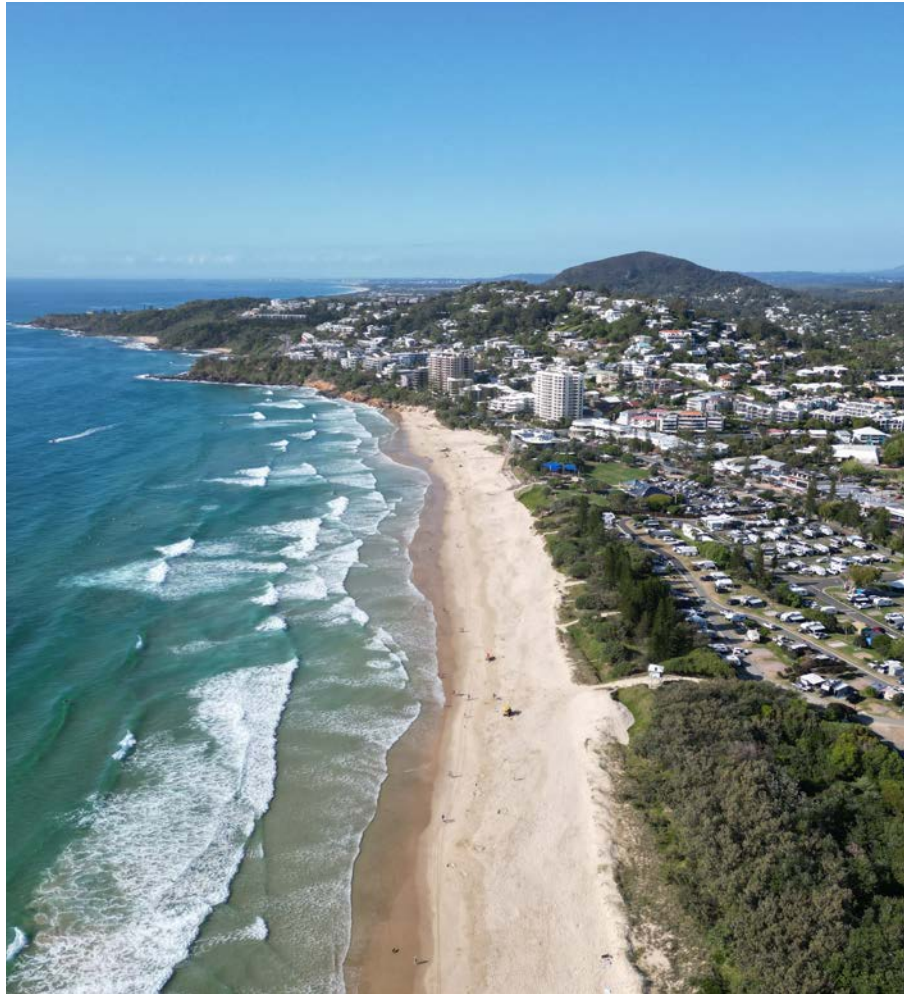
Coolum Beach – A hub of opportunity

Nestled between Noosa and Maroochydore, Coolum Beach is an emerging hotspot for businesses and investors.

This central location offers excellent connectivity, being just:

- **Sunshine Coast Airport 12 minutes away**
- **Maroochydore CBD 18 minutes away**
- **Noosa 24 minutes away**
- **Brisbane 1.5 hours away**

Its position on the Sunshine Coast growth corridor makes it a prime destination for enterprises seeking to capitalise on increasing demand.



Source: <https://www.visitsunshinecoast.com/>



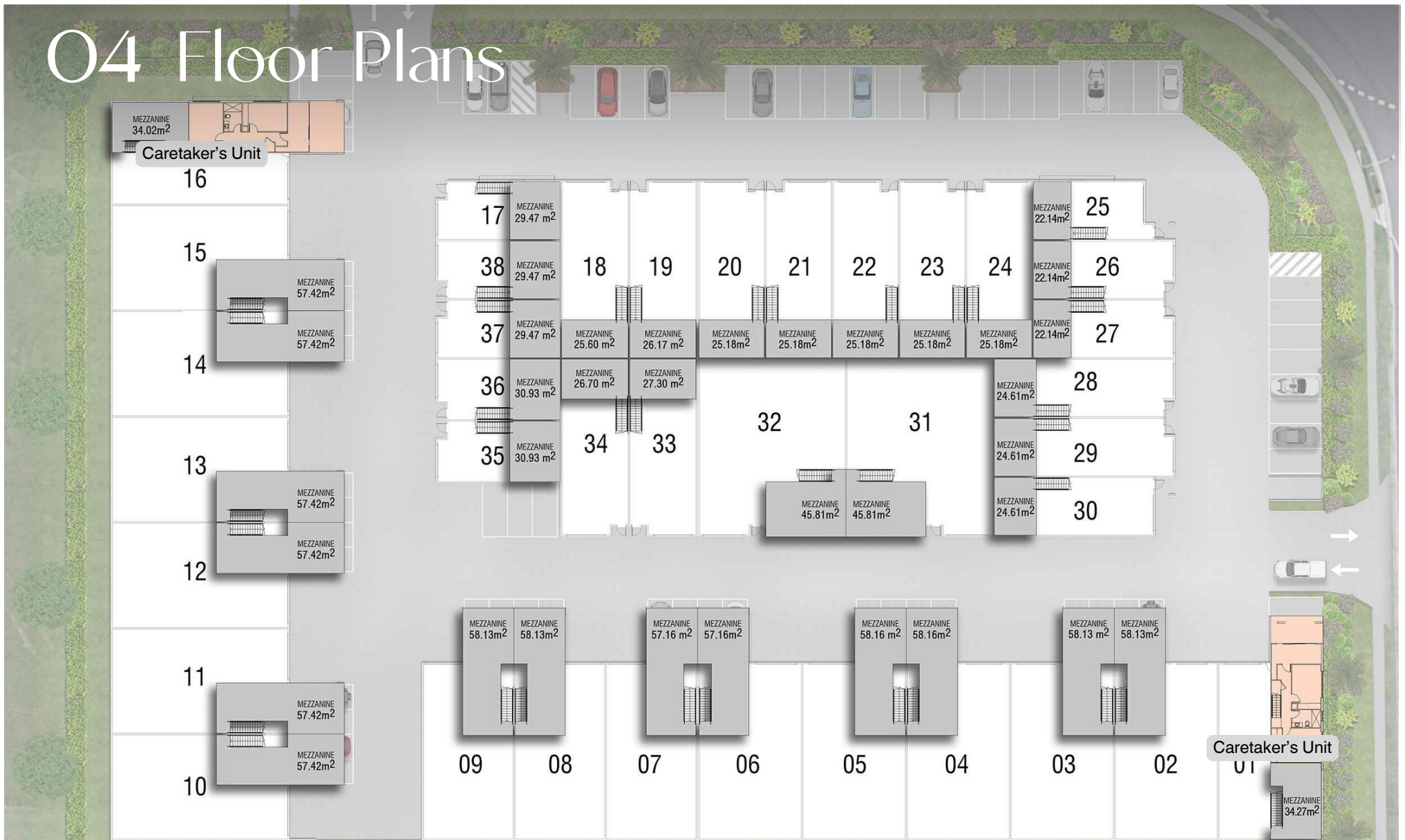
O4 Floor Plans



Floor Plan - Ground Floor

Note: Unit sizes can be modified to suit your needs.

O4 Floor Plans



Floor Plan - Mezzanine

Note: Unit sizes can be modified to suit your needs.

05 Schedule by Unit

Unit	Ground (m ²)	Mezzanine (m ²)	Total Unit Size (m ²)	Total Price (+GST)	Status
2	187.92	58.13	246.05	\$892,272	
3	187.92	58.13	246.05	\$892,272	
4	187.92	58.16	246.08	\$892,320	SOLD
5	187.92	58.16	246.08	\$892,320	
6	189.27	57.16	246.43	\$896,390	UNDER OFFER
7	166.77	57.16	223.93	\$798,890	UNDER OFFER
8	165.24	58.13	223.37	\$797,016	
9	166.59	58.13	224.73	\$798,686	
10	193.23	57.42	250.65	\$932,761	

05 Schedule by Unit

Unit	Ground (m ²)	Mezzanine (m ²)	Total Unit Size (m ²)	Total Price (+GST)	Status
11	191.89	57.42	249.31	\$898,621	
12	191.89	57.42	249.31	\$898,621	
13	191.89	57.42	249.31	\$898,621	
14	191.89	57.42	249.31	\$898,621	SOLD
15	191.89	57.42	249.31	\$897,810	
17	74.25	29.27	103.72	\$444,146	SOLD
18	121.1	25.6	146.7	\$571,690	
19	122.45	26.17	148.62	\$578,407	
20	120.58	25.18	145.76	\$568,782	

05 Schedule by Unit

Unit	Ground (m ²)	Mezzanine (m ²)	Total Unit Size (m ²)	Total Price (+GST)	Status
21	119.12	25.18	144.3	\$562,504	SOLD
22	119.12	25.18	144.3	\$562,504	
23	119.12	25.18	144.3	\$562,504	
24	119.12	25.18	144.3	\$562,504	
25	70.1	22.14	92.24	\$409,372	SOLD
26	83.69	22.14	105.83	\$463,874	SOLD
27	83.69	22.14	105.83	\$463,874	SOLD
28	107.14	24.61	131.75	\$547,577	
29	107.14	24.61	131.75	\$547,577	

05 Schedule by Unit

Unit	Ground (m ²)	Mezzanine (m ²)	Total Unit Size (m ²)	Total Price (+GST)	Status
30	98.16	24.61	122.77	\$540,176	SOLD
31	222.61	45.81	268.42	\$951,475	
32	223.97	45.81	269.78	\$956,779	
33	122.45	27.3	149.75	\$580,215	
34	121.1	26.7	147.8	\$573,450	
35	77.95	30.93	108.88	\$476,014	
36	76.99	30.93	107.92	\$471,022	
37	73.38	29.47	102.85	\$449,622	
38	73.38	29.47	102.85	\$449,622	

06 Flexible spaces for every need

With a focus on flexibility and practicality, our industrial units and showroom spaces are thoughtfully designed to provide a modern, functional environment that supports growth and innovation.

Ideal for a variety of uses, these spaces can effortlessly accommodate everything from showcasing large items like boats or cars to housing equipment or running professional operations. High ceilings and open layouts offer customisation opportunities to suit your specific needs, while mezzanine levels add extra versatility for storage or office space.

Whether for personal or professional purposes, these spaces are crafted to enhance efficiency, usability, and adaptability, making them a perfect fit for a wide range of applications.





07 The Caretaker's Units



Two contemporary caretaker units provide a unique opportunity to combine work, leisure, and living in one convenient location. Designed with modern living in mind, these spacious units deliver the perfect balance of functionality and style.

Features include:

- Open-plan living areas with seamless indoor-outdoor flow and private balconies that invite natural light and breezes.
- State-of-the-art kitchens with custom joinery and premium appliances.
- Fully equipped bathrooms and laundry facilities for everyday convenience.
- Designated parking spaces for ultimate practicality.



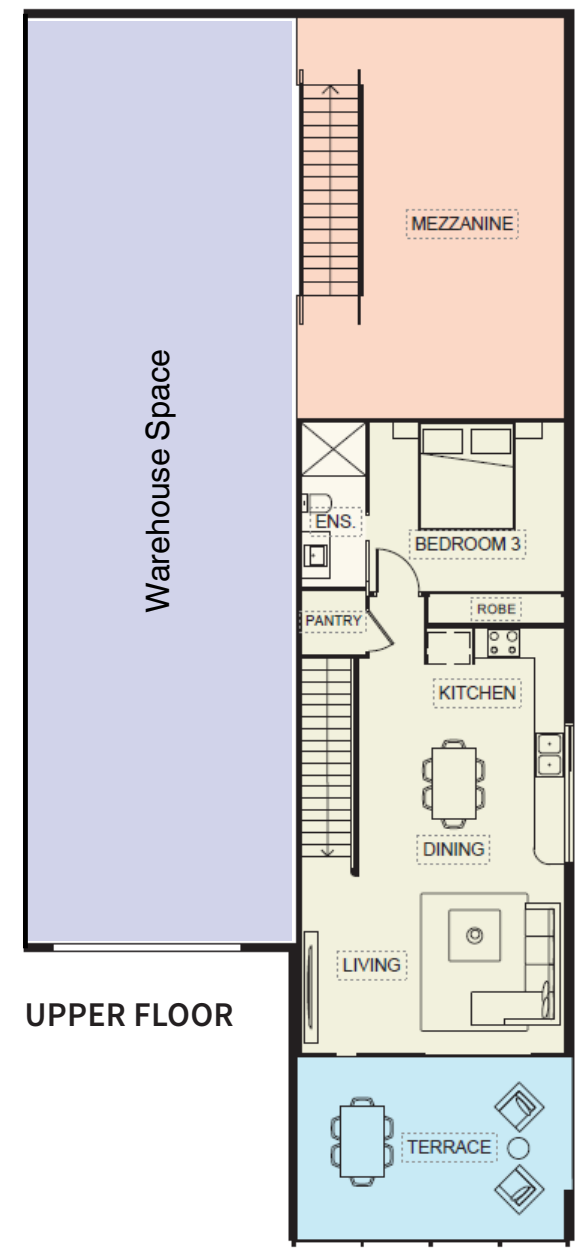
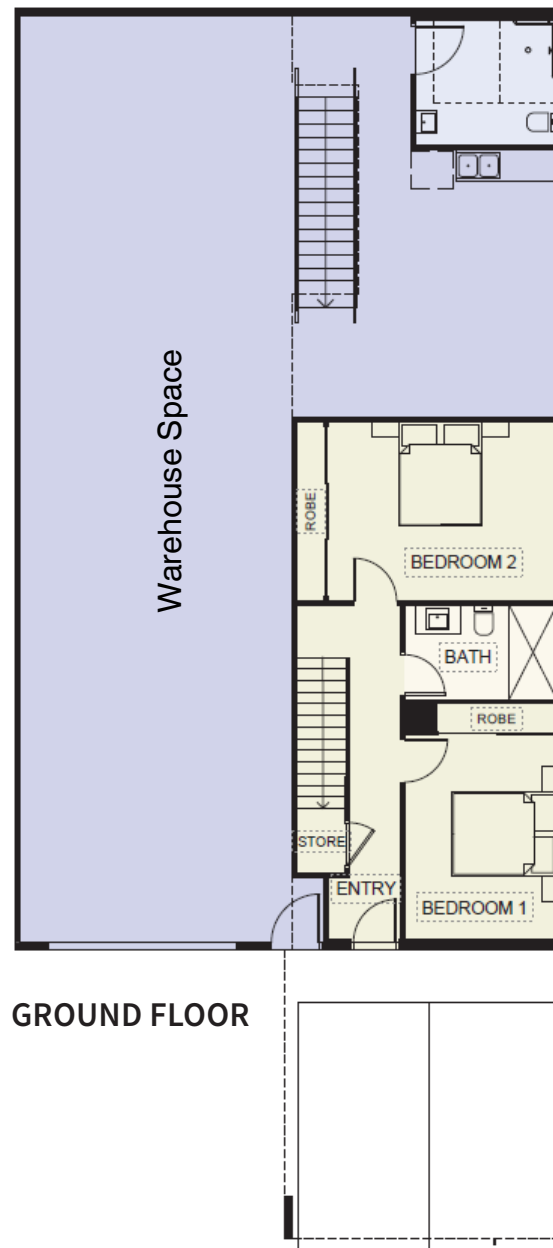
07 The Caretaker's Units



Artist's Impressions

Unit	Ground (m ²)	Upper Floor (m ²)	Warehouse (m ²)	Mezzanine (m ²)	Terrace (m ²)	Total Area (m ²)	Total Price (+GST)
1	50.04	59.69	137.21	34.27	15.01	296.22	\$1,366,000
16	50.26	60.12	136.47	34.02	18.87	299.74	\$1,364,000

07 The Caretaker's Units





Artist's Impressions

08 Construction Update



AERIAL VIEW - FACING WEST



AERIAL VIEW - FACING EAST

09 About Felix Capital

Felix Capital is an Australian property development group specialising in identifying and transforming underutilised sites into valuable residential, industrial, and commercial spaces, enhancing the communities they serve.

Their portfolio includes notable future projects such as Voco Maroochydore and Holiday Inn & Suites Caloundra, both on the Sunshine Coast.



10 Enquiries & Opportunities



RWC

Tallon Pamenter

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RWC Noosa & Sunshine Coast

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Industrial, reimagined.



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