

## Miami One to ease tight office market

by Tracey McBean  
business property editor

THE developer of an \$80 million mixed-use project at Miami has released its office component – on the heels of fully leasing the retail precinct.

Miami One comprises a 5500sqm retail podium topped by apartments and 1200sqm of office space.

Company Ronbar Enterprises is progressing the project on an 8000sqm site that fronts the Gold Coast Highway and is bounded by Sunshine Parade and Toombul and Nundah avenues.

Forty apartments have been completed with construction due to start on a further 36 this year.

The ground-level retail precinct is now fully leased with tenants including a 1700sqm Coles supermarket, ANZ Bank, Australia Post, Amcal pharmacy, Sushi Train outlet, Flight Centre, Zarraffas cafe and Contours gymnasium.

Coles is at present expanding into a 400sqm neighbouring tenancy due to customer demand.

Miami One's office component includes a 1000sqm tenancy, six smaller spaces and a high-profile suite that is occupied by the centre's management.

The 1000sqm tenancy is for lease or sale by negotiation while the smaller tenancies are for lease.

Agent Deniz Mete, of Zined Group, said the office space came with easy parking, and access to transport, shops and services and was within 200m of the beach.

Mr Mete said leasing rates were competitive and the 1000sqm space would suit a government tenant or a firm wishing to consolidate operations under one roof.

The tenancy – now at 'shell' stage – is on level two, has lift access and overlooks the Gold Coast Highway.

The six smaller office tenancies for lease are at ground level along Miami One's

frontage to Sunshine Parade.

The glass-fronted offices range from 31sqm to 100sqm and could suit sole traders or practices such as accountancy, architecture, advertising or public relations.

Also for lease is the 270sqm two-level commercial-retail tenancy that is now occupied by Miami One's centre management, which plans to relocate to elsewhere in the centre.

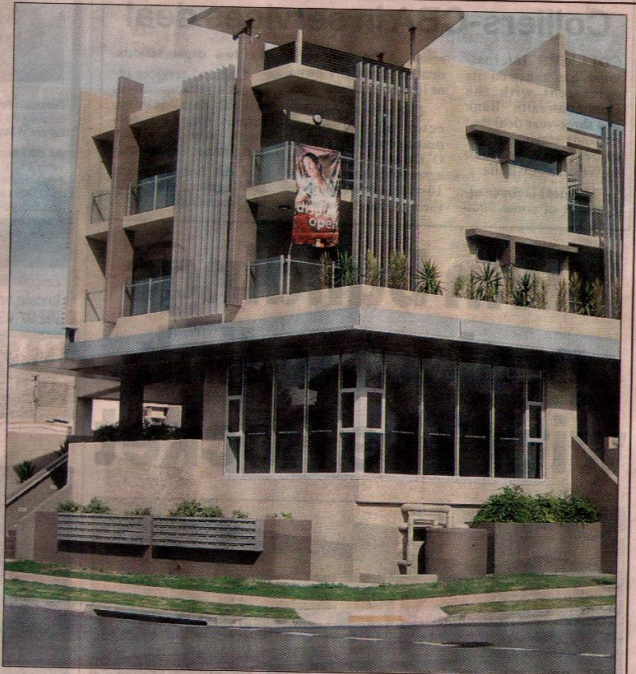
The space is located on the north-east corner of Miami One and has full exposure to the highway.

Mr Mete said the tenancy could serve as a corporate headquarters.

Miami One has basement parking with 200 car spaces for shoppers and a secure area for residents' vehicles.

Ronbar Enterprises is linked to Sandra Pepi, Sharon Schofield and Kyle Wright whose father is developer Ron Wright.

The site was bought by the company at a cost of \$5 million in 2001.



Miami One . . . tenants are being sought for its eight office tenancies