

A unique opportunity to position your business at the heart of a “Vibrant and Prosperous Regional Activity Centre for the Western Corridor of South East Queensland”

About Ipswich City Square

Ipswich City Square is centrally located in the heart of Ipswich's CBD. Easily accessible via public transport (bus, rail and taxis at the door), the Square is undergoing a massive redevelopment as part of *The Ipswich Regional Centre Strategy*.

Ipswich City Square comprises 25,769 m² of retail and office space including leading retailers Woolworths, Best & Less, Harvey Norman (opening November 2010) and Birch Carroll & Coyle Cinemas along with a strong mix of retail, health and service providers.

Ipswich City Square was built in 1985 by Kern Constructions and was officially opened in August 1987. The Centre was purchased 1992 by Memo Corporation who owned and Managed the centre for some years.

“Ipswich City Square is considered a key site in the revitalisation of Ipswich city centre. This is the traditional heart of our city and the purchase by Council is the most significant event in the history of our city since Reids department store was destroyed by fire in 1985.”

Mayor of the City of Ipswich, Paul Pisasale, October 2008

In March 2009 Ipswich City Properties (Ipswich City Council) purchased Ipswich City Square as part of the Ipswich CBD billion dollar redevelopment.

About The Ipswich Regional Centre Strategy

Ipswich is fast becoming one of Queensland's most desirable places to live, work, play and invest. By 2026 the city's population will grow to over 300,000 people. This level of growth will dictate significant changes which will present substantial business opportunities.

The Department of Infrastructure and Planning (DIP), in collaboration with Ipswich City Council and the people of Ipswich have developed a strategy for the rejuvenation of the Ipswich Regional Centre. The strategy strives to maintain the rich cultural heritage of Ipswich and build on its current strengths whilst identifying a range of actions to ensure sustainable growth in the area.

The objective of the strategy is to strengthen the prosperity and economic vitality of the area. This will be done through the revitalisation of its role and function in terms of:

- Employment and economic activity
- Commercial, retail and residential roles
- Government services
- Educational, cultural, recreational & entertainment facilities
- Multi-modal public transport

The Ipswich Regional Centre Strategy is a \$2.2 million collaboration between Ipswich City Council and the Queensland Government which provides a defined framework of vision, principles, strategies and actions to guide Ipswich into a new era as the “Vibrant and Prosperous Regional Activity Centre for the Western Corridor of South East Queensland”.

Further information: www.ipswichcentrestrategy.com.au



Leasing Opportunities

Ipswich City Square is proudly managed by Knight Frank (Aust) Pty Ltd. Long Term & Casual leasing opportunities are available.

For further information contact:

Centre Management 07 3812 2111 or

Robert Dekker 0488 711 602

Email: robert.dekker@au.knightfrank.com



www.knightfrank.com.au





Casual Leasing

Ipswich City Square offers Casual Leasing opportunities for business and community groups.

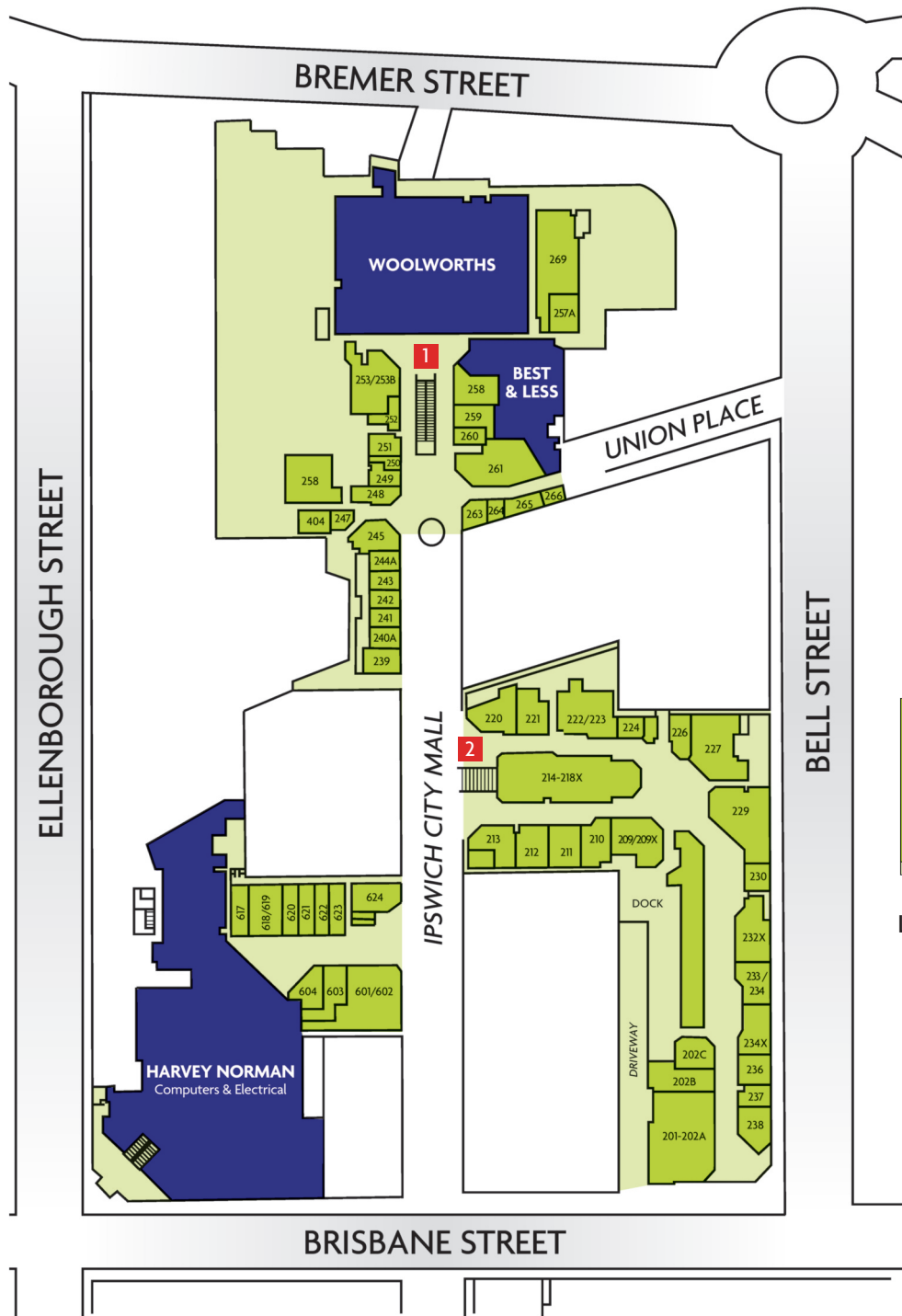
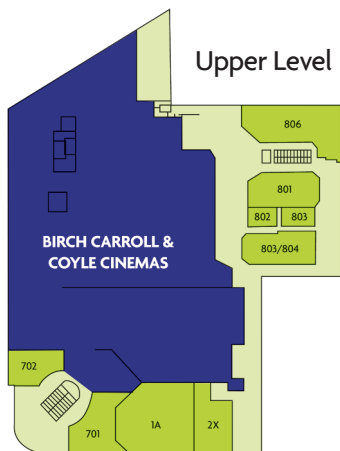
Two dedicated sites are complemented by a number of currently untenanted sites, both Commercial & Retail. Talk to Centre Management about current site locations.

Site 1 (Outside Woolworths)

Weekly Rate \$600 plus GST
Daily Rate \$125 plus GST
3x3m 1.2m height, Power available.

Site 2 (between St George Bank & Ipswich Fitness)

Weekly Rate \$400 plus GST
Daily Rate \$100 plus GST
2x2m 1.2m height, No Power.



Where people meet...

IPSWICH CITY SQUARE

Centre Profile

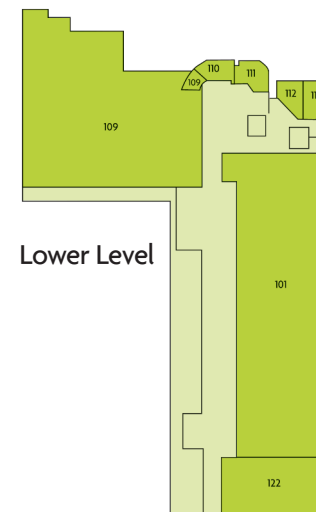
25,769 m² of retail & office space on three levels

Major Stores: Woolworths, Best & Less, Harvey Norman and Birch Carroll & Coyle Cinemas.
Specialty stores: 50+

Primary Trade Area: Ipswich Central, Woodend, Sadliers Crossing, Coalfalls, Newtown, Eastern Heights, East Ipswich, Leichhardt, One Mile

Secondary Trade Area: Brassall, Wulkuraka, Purga, Amberley, Karrabin, Blacksoil, Churchill, Raceview

Tertiary Trade Area: Yamanto, Walloon, Thagoona, Rosewood, Ebenezer, Willowbank, Rosewood



IPSWICH CITY SQUARE

Nicholas Street Mall, Ipswich
Telephone 07 3812 2111

www.ipswichcitysquare.com.au
Proudly managed by Knight Frank

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