

Information Pack

Commercial Opportunity

**Specification – Tender for multiple leases –
properties in Beenleigh and Springwood**

Reference No: CP/1/2025

logan.qld.gov.au





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01

Introduction

About the Opportunity

The Logan City Council (Council) manages a portfolio of commercial and retail properties in key locations such as Beenleigh and Springwood. Several current and upcoming vacancies within this portfolio are now available for lease through a formal Request for Tender (RFT) process. Council is seeking high-quality tenants who will contribute positively to the local community and commercial landscape.

This tender process presents a valuable opportunity for businesses and organisations to secure premises in strategic, high-visibility locations across the Logan region. Key information to assist Tenderers in preparing their submissions is provided in this Specification document.

The City of Logan

The City of Logan, located in Queensland, Australia, is a vibrant and growing hub for business and innovation. With a supportive local government, strong infrastructure, and strategic access to major markets, Logan offers an ideal environment for businesses of all sizes to thrive.

Logan's diverse economy serves a broad population spread across a wide geographic area—from the densely populated northern and eastern suburbs to the rural hinterland communities in the west and south. The region's deep cultural roots trace back to the First Nations peoples of the Yugambeh and Yuggera (or Jaggera) language groups, the original custodians of the Logan River district.

Today, Logan is home to a dynamic and multicultural community of 392,339 residents, representing more than 200 cultures. It is also one of Queensland's youngest cities, with a median age well below the state average. The city supports approximately 27,000 small businesses (employing fewer than 20 staff), alongside a number of major enterprises. Logan continues to foster a fertile environment for both innovative startups and established organisations.

02

Attachments:

- Attachment A — The York, 96-98 York Street, Beenleigh
- Attachment B & C — 2 Main Street Beenleigh
- Attachment D — 1 Laurinda Street, Springwood
- Attachment E — 15 Vanessa Boulevard, Springwood

03

Available tenancies

A summary of the available tenancies is provided below, please refer to the relevant Attachments for detailed information on your preferred option.

The York, 96–98 York Street, Beenleigh		
Tenancies	Net lettable area	Refer to
SOHO Tenancies (4 Available)	Between 113m ² and 116m ²	Attachment A Separable Portions 1 to 4
Retail Tenancies (2 Available)	90m ² each (Can be combined)	Attachment A Separable Portions 5 and 6

2 Main Street, Beenleigh		
Tenancies	Net lettable area	Refer to
Tenancy 1	70m ²	Attachment B Separable Portion 7
Tenancy 2	133m ²	Attachment B Separable Portion 8
Whole of Building	277m ² of Gross Floor Area*	Attachment B Separable Portion 9
Advertising		
Billboard		Attachment C Separable Portion 10

1 Laurinda Street, Springwood		
Tenancies	Net lettable area	Refer to
Tenancy 1	90m ² *	Attachment D Separable Portion 11
Tenancy 2	50m ² *	Attachment D Separable Portion 12
Whole of Building	150m ² of Gross Floor Area*	Attachment D Separable Portion 13

15 Vanessa Boulevard, Springwood		
Tenancies	Gross floor area	Refer to
Whole of Property	125m ² *	Attachment E Separable Portion 14

*Subject to survey

04

Lease terms

The key terms of Lease(s) will comprise of the commercial terms submitted by the Tenderer in Section 3b, as well as the Template Lease contained in Section 4, which includes but is not limited to the following:

Permitted Use	Retail or Commercial (Office) uses considered.
Car parking	Allocated car parking as described per tenancy.
Outgoings	The lease will be a Net lease (i.e Rental + Outgoings + GST). The Tenant will be responsible for all costs payable by the Tenant under the draft lease included in the tender documentation under Section 4 – Draft Leases.
Services	The Tenant will be responsible for paying for the cost of all services to the Property, including but not limited to electricity, water and telecommunications services. The Tenant will also be responsible for arranging any connection of services that may be required to the Property.
Rental	An amount that is GST exclusive per square metre per annum to be submitted by Tenderers.
Rent Review	Annual rent review to be determined from the submissions by the Tenderers. The rent is to be reviewed to market at the commencement of any option term.
Cleaning	The Tenant will be responsible for cleaning and maintaining the Property and the exclusive use area at its cost.
Existing fitout	Where applicable, Council makes no warranty or representation regarding the title, suitability or use of the existing fitout remaining in the Property or on the exclusive use area.
Security	The Tenant must provide a bank guarantee to Council to secure its obligations under the lease. The amount of the bank guarantee provided is to be submitted by the Tenderers.
Lessee's works	The Tenant will be responsible for the fitout of the Property at its cost.
Draft lease documents	A draft lease and disclosure statement has been included in the tender documentation, please refer to Section 4 – Draft Leases. If the Tenant does not propose to use the Property wholly or predominantly for a retail business, then the draft disclosure statement will not be applicable. The lease and disclosure statement have been provided as a guide only. Council reserves the right to make any changes to these documents until such time as they have been executed by both parties.

05



Conduct on council sites

Logan City Council is committed to building respectful, transparent, and ethical business relationships. All councillors and employees adhere to established codes of conduct that reflect the highest standards of integrity and accountability. We expect all business tenants and their representatives to uphold these standards by conducting themselves professionally in all interactions with Council and while operating on Council-managed sites.

06



Employment opportunities for local residents

Logan City Council encourages business practices that deliver meaningful benefits to the local community. As part of the lease tender evaluation, consideration will be given to proposals that demonstrate a strong commitment to local employment and economic development. This includes sourcing the majority of goods and services locally, creating significant job opportunities for Logan residents, supporting skills development and training initiatives, and actively engaging with local community groups. Council values tenants who contribute to a thriving, inclusive economy and help build long-term capacity within the Logan region.

07



Workplace health and safety

Logan City Council prioritises workplace health and safety through various policies and initiatives. As part of the lease tender evaluation, The Tenant must perform work in such a manner which protects the safety of themselves, their employees, members of the public, third parties, Council's personnel and property and the environment and fully comply with the relevant Workplace Health and Safety standards and legislation.

Commercial opportunities in Beenleigh







Distillery Road
Markets, Eagleby

About the area — Beenleigh

Beenleigh is a historically rich and strategically located urban centre within Logan City, positioned between Brisbane and the Gold Coast. With direct access to the Pacific Motorway and two railway stations, it offers excellent connectivity for both commuters and visitors.

Originally established in the 1860s and known for its sugarcane industry and Australia's oldest operating rum distillery, Beenleigh has evolved into a vibrant commercial and cultural hub. The area is home to the Beenleigh Town Square — a revitalised civic space that hosts regular events and community activities — and is supported by a diverse population and strong local identity.

Recent investment in infrastructure, placemaking, and public amenities has positioned Beenleigh as a key centre for growth and activation. Its blend of heritage, accessibility, and community spirit makes it an ideal location for new retail and office ventures seeking visibility and engagement in a well-connected precinct.

The 2024 Estimated Resident Population for Beenleigh is **8,938**, with a population density of **1,134** persons per square km.

Location and boundaries

Beenleigh is bounded by the Logan River in the north, the Pacific Motorway in the east, Martens Street, Milne Street, Beaudesert-Beenleigh Road and Wuruga Road in the south, and Teys Road, Holmview Road and a line running continuous of Holmview Road in the west.

Population

8,938

ABS ERP 2024

Land area

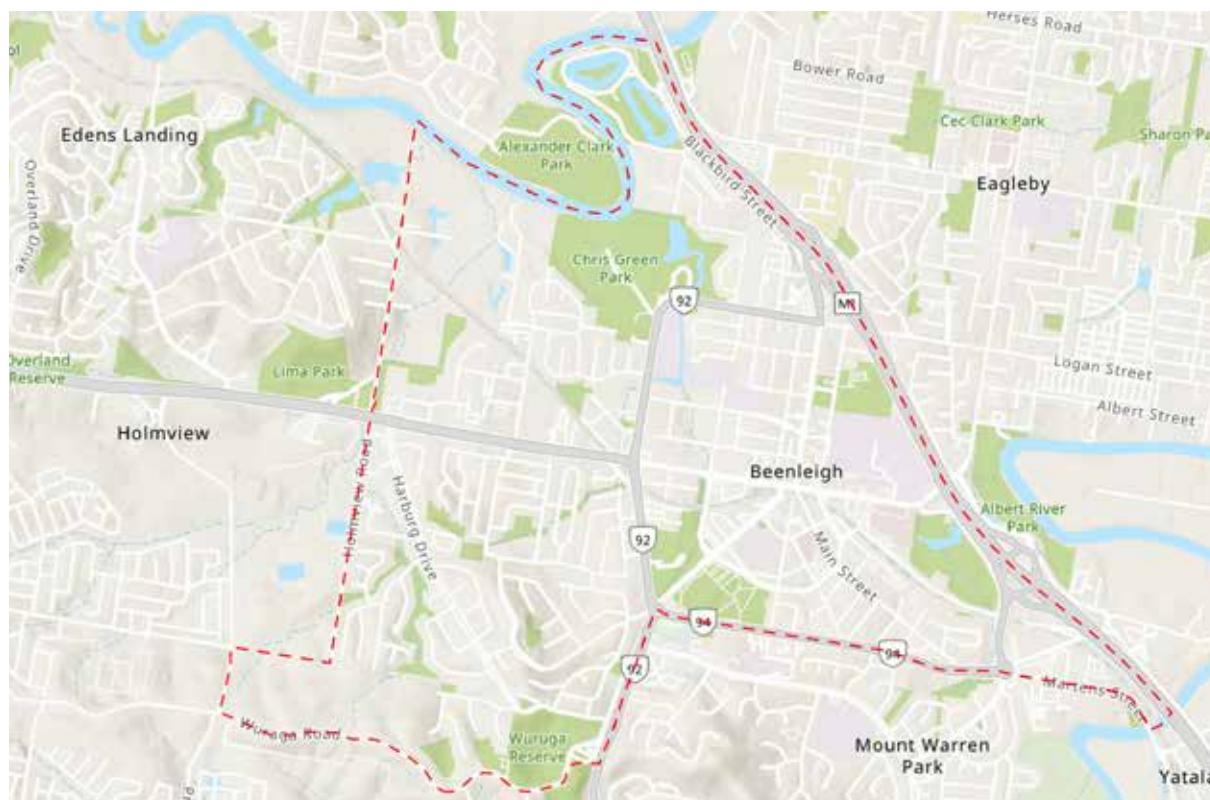
7.88

SQUARE KM

Population density

1,134

PERSONS PER
SQUARE KM





Attachment A

The York, 96–98 York Street Beenleigh

Property details

Address:	96-98 York Street Beenleigh QLD 4207
Lot/Plan:	Lot 5 SP 327360
Zone and Precinct:	Centre - (No precinct due to local plan)
Local Plan:	Beenleigh
Local Plan Precinct:	Centre core

About the building

The York is a modern, A-grade office building located in the heart of Beenleigh, within Logan City. Just 30 kilometres from both Brisbane and the Gold Coast, it offers easy access to major motorways and public transport, making it highly convenient for staff and visitors.

Built around 2021, the building spans several levels of office space, with ground level retail and small business tenancies, supported by basement parking and end of trip facilities. The exterior features contemporary artwork and landscaping that enhance its visual appeal.

The York is surrounded by key government services including the Department of Resources, Beenleigh Magistrates Court, and the Department of Corrective Services — all within 600 metres. It's also close to retail and dining options like Beenleigh Marketplace, The Mall Beenleigh, and Beenleigh Town Square.

Recognised as a Principal Activity Centre by the Queensland Government, Beenleigh is a growing civic hub with strong government presence, making The York an ideal location for long-term commercial tenants.

📍 Beenleigh Town Square – 260 metres

🚉 Beenleigh Train Station – 500 metres

🛣️ Logan River Road – 1.6 kilometres

🛣️ Pacific Motorway – 2 kilometres



The York



Attachment A

SOHO Tenancies – small office, home office

The York, 96–98 York Street Beenleigh

The offering

Located at 96–98 York Street, Beenleigh, The York features four dual-level SOHO (Small Office/Home Office) tenancies currently available for lease. These contemporary spaces are designed to support the growth of small businesses, offering flexibility, functionality, and a central location.

Two tenancies front York Street and two tenancies front John Lane, all connected via an open walkway. John Lane serves as a pedestrian laneway linking directly to the revitalised Beenleigh Town Square, enhancing visibility and foot traffic.

Each SOHO unit includes an open-plan ground floor space suitable for retail or office use, with walk-up access to a first-floor area featuring a

kitchen, bathroom with shower, and additional open-plan workspace. The layout supports a range of configurations, including fully commercial use, combined commercial/retail, or integrated commercial/retail with living arrangements.

These versatile tenancies are ideal for a wide range of users. With flexible fit-out potential and a prime location in a growing civic precinct, the SOHO tenancies at The York offer a unique opportunity for businesses seeking a dynamic and adaptable space.

Tenancy	Use	Net lettable area	Comments
SOHO 1 (Lease areas B1 & B2) Refer to separable portion 1	• Retail • Office	GF: 60m ² UF: 56m ² Total: 116m ²	• Near new tenancy, fronting York Street. • Warm shell containing internal fittings and finishes. • 1 allocated basement car park.
SOHO 2 (Lease areas C1 & C2) Refer to separable portion 2	• Retail • Office	GF: 59m ² UF: 54m ² Total: 113m ²	• Near new tenancy, fronting York Street. • Warm shell containing internal fittings and finishes. • 1 allocated basement car park.
SOHO 3 (Lease areas E1 & E2) Refer to separable portion 4	• Retail • Office	GF: 59m ² UF: 55m ² Total: 114m ²	• Near new tenancy, fronting John Lane. • Warm shell containing internal fittings and finishes. • 1 allocated basement car park.
SOHO 4 (Lease areas D1 & D2) Refer to separable portion 3	• Retail • Office	GF: 59m ² UF: 55m ² Total: 116m ²	• Near new tenancy, fronting John Lane. • Warm shell containing internal fittings and finishes. • 1 allocated basement car park.

Attachment A

SOHO Tenancies – The York, 96–98 York Street Beenleigh







Attachment A

Retail Tenancies – The York, 96–98 York Street Beenleigh

The offering

Located at 96–98 York Street, Beenleigh, The York offers two ground-floor retail tenancies now available for lease. Each tenancy is approximately 90m² and can be leased individually or combined to create a larger space of around 180m² for a single user.

Positioned with dual frontage to York Street and John Lane, the tenancies benefit from strong pedestrian visibility and direct access to the recently revitalised Beenleigh Town Square. John Lane serves as a key pedestrian link, enhancing foot traffic and connectivity to surrounding civic and retail amenities.

Designed as flexible, blank canvasses, the spaces allow tenants to customise fit-outs to suit their

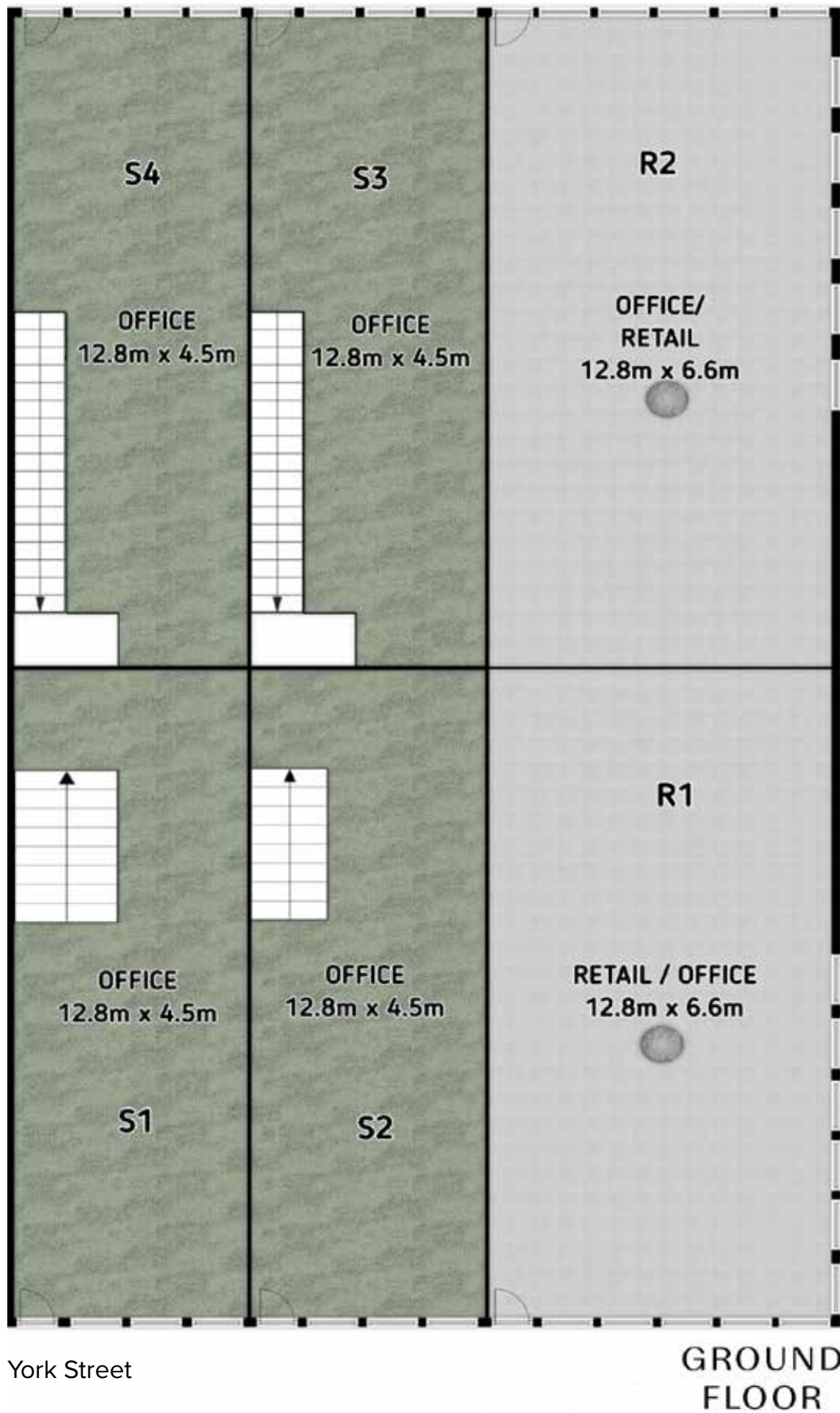
business needs. Each tenancy includes access to shared male and female bathrooms, as well as a PWD bathroom for staff and customers. Capped services, including sanitary and trade waste connections, are available to support future fit-out requirements.

These versatile spaces are suitable for a wide range of commercial and retail uses. With a central location and strong exposure, The York's retail tenancies offer an ideal opportunity for businesses looking to establish themselves in a growing civic and commercial precinct.

Tenancy	Use	Net lettable area	Comments
RETAIL 1 (Lease areas F1) Refer to separable portion 5	• Retail • Office	Total: 90m ²	• F1 – fronting York Street. • Tenancy is a cold shell without any fit out, ready for an incoming Tenant to tailor to their business. • 1 allocated basement car park. • Tenancies are currently connected and can be leased together or separately.
RETAIL 2 (Lease areas F2) Refer to separable portion 6	• Retail • Office	Total: 90m ²	• F2 – Fronting John Lane. • Tenancy is a cold shell without any fit-out, ready for an incoming Tenant to tailor to their business. • 1 allocated basement car park. • Tenancies are currently connected and can be leased together or separately.

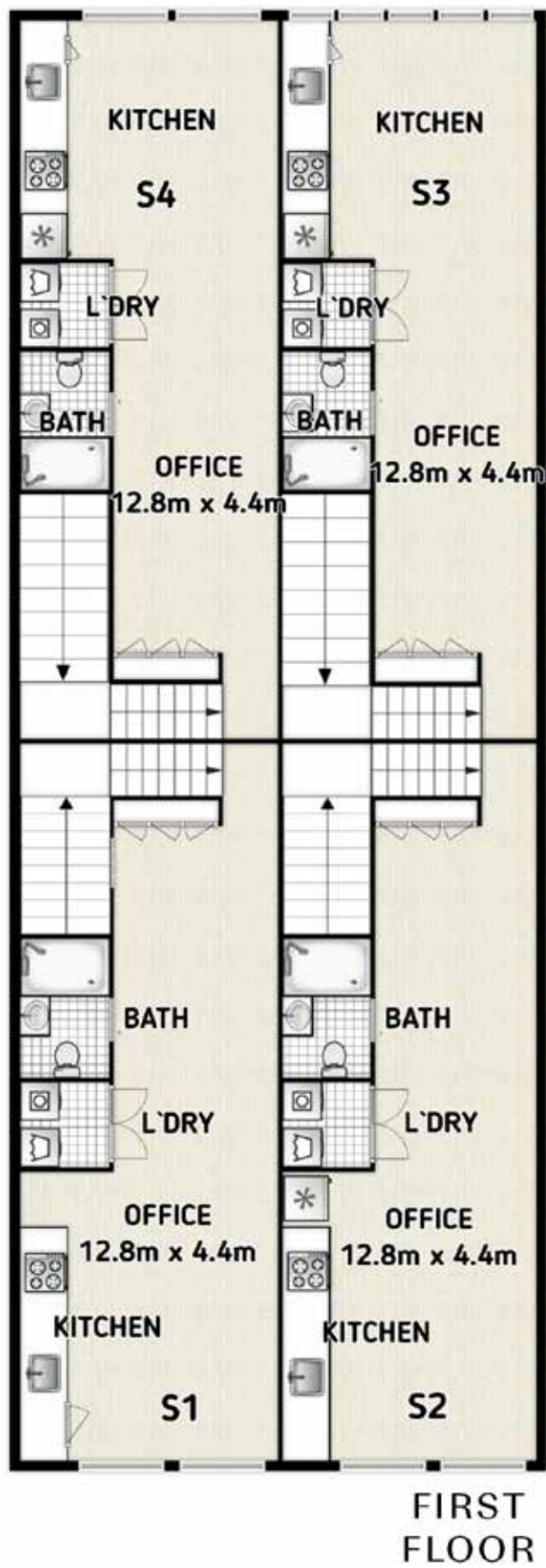






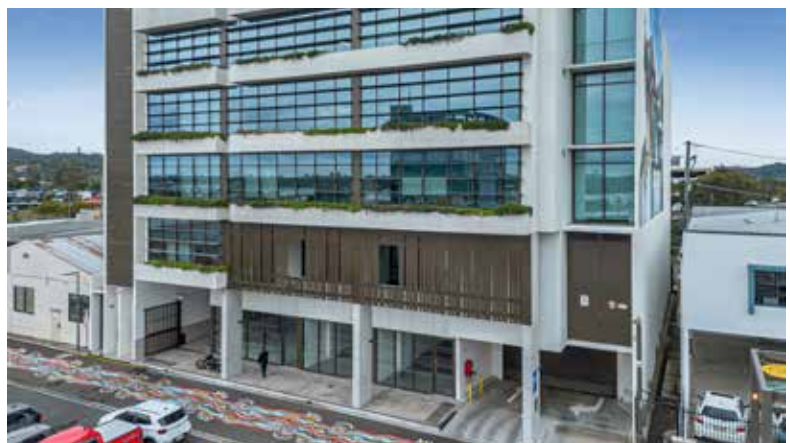
The York 96-98 York St, Beenleigh QLD 4207

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.



Tenancy	Ground Floor	First Floor	Total
Soho 1	61m ²	55m ²	116m ²
Soho 2	59m ²	54m ²	114m ²
Soho 3	59m ²	55m ²	114m ²
Soho 4	60m ²	56m ²	116m ²
Retail 1	90m ²	N/A	90m ²
Retail 2	90m ²	N/A	90m ²







Attachment B

2 Main Street, Beenleigh

Property details	
Address:	2 Main Street BEENLEIGH QLD 4207
Lot/Plan:	Lot 1 RP 75070
Zone and Precinct:	Centre – (No precinct due to local plan)
Local Plan:	Beenleigh
Local Plan Precinct:	Bellew Street

About the building

2 Main Street, Beenleigh is a unique offering in the heart of Beenleigh, with direct exposure to the intersection of Main Street, George Street, and City Road. The building presents a rare opportunity to secure a prominent site directly adjoining the recently revitalised Beenleigh Town Square.

Currently configured as two ground-level tenancies with shared upper-level amenities, the building also offers flexibility to be leased as a whole. Its central location — directly opposite the Beenleigh Magistrates

Court and Beenleigh Police Station — places it among key government services and within walking distance of retail and dining destinations including Beenleigh Marketplace, The Mall Beenleigh, and Beenleigh Town Square.

Offering a compact, high-exposure site within a growing civic and commercial precinct, 2 Main Street is ideally positioned for long-term commercial tenants seeking visibility, connectivity, and convenience.

📍 Beenleigh Town Square – 50 metres

🚉 Beenleigh Train Station – 350 metres

⚠️ Logan River Road – 900 metres

🛣️ Pacific Motorway – 1.8 kilometres



Beenleigh Town Square



Attachment B

Office Tenancies – 2 Main Street, Beenleigh

The Offering

2 Main Street offers flexible leasing options in a prominent corner location directly adjoining Beenleigh Town Square. The building comprises two ground-level office tenancies of approximately 74m² and 133m², which can be leased individually or combined to create a single tenancy of approximately 277m².

Each tenancy has its own kitchenette and includes access to shared male and female amenities and storage. The property benefits from dual frontage to Main Street and Kent Street, with direct pedestrian access to the revitalised Town Square.

These versatile spaces are suitable for a wide range of commercial uses. With high visibility and a central location surrounded by government services and retail amenity, 2 Main Street presents an ideal opportunity for tenants seeking a well-connected, adaptable space in a growing civic precinct.

Tenancy	Use	Net lettable area	Comments
TENANCY 1 (Lease area A1) Refer to separable portion 7	• Office • Retail	Total: 74m ²	• Tenancy 1 – fronting Main Street. • Tenancy is currently fitted out as open plan office space with kitchen and storage. • 1 allocated car park at rear of property. • Tenancies are currently connected and can be leased together or separately.
TENANCY 2 (Lease area A2) Refer to separable portion 8	• Office • Retail	Total: 133m ²	• Tenancy 2 – fronting Kent Street and Beenleigh Town Square. • Tenancy is currently fitted out as office space with multiple offices/ meeting rooms and a breakout space. • 1 allocated car park at rear of property. • Tenancies are currently connected and can be leased together or separately. • Tenant currently in place, lease expires 31 October 2025.
WHOLE OF BUILDING Refer to separable portion 9	• Office • Retail	Total: 277m ² of Gross Floor Area (Subject to Survey)	• Tenancies are currently connected and can be leased together.

Tenancy 1

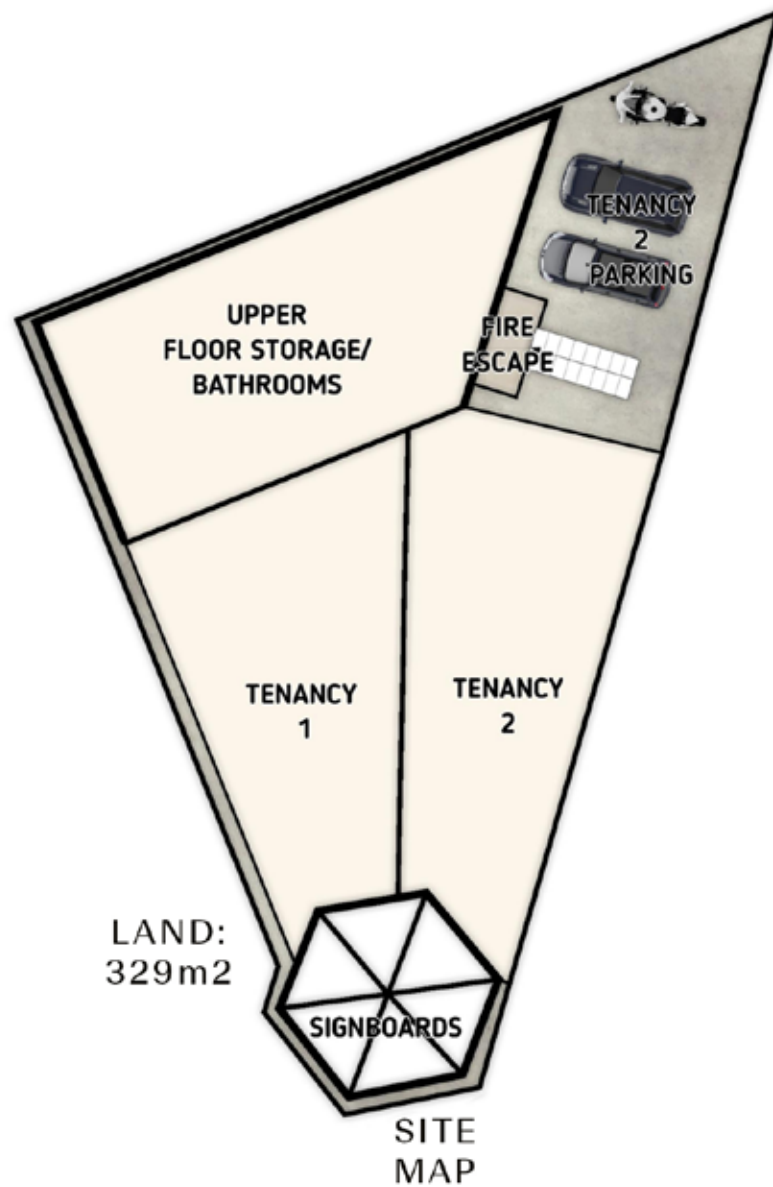


Tenancy 2



2 Main St Beenleigh





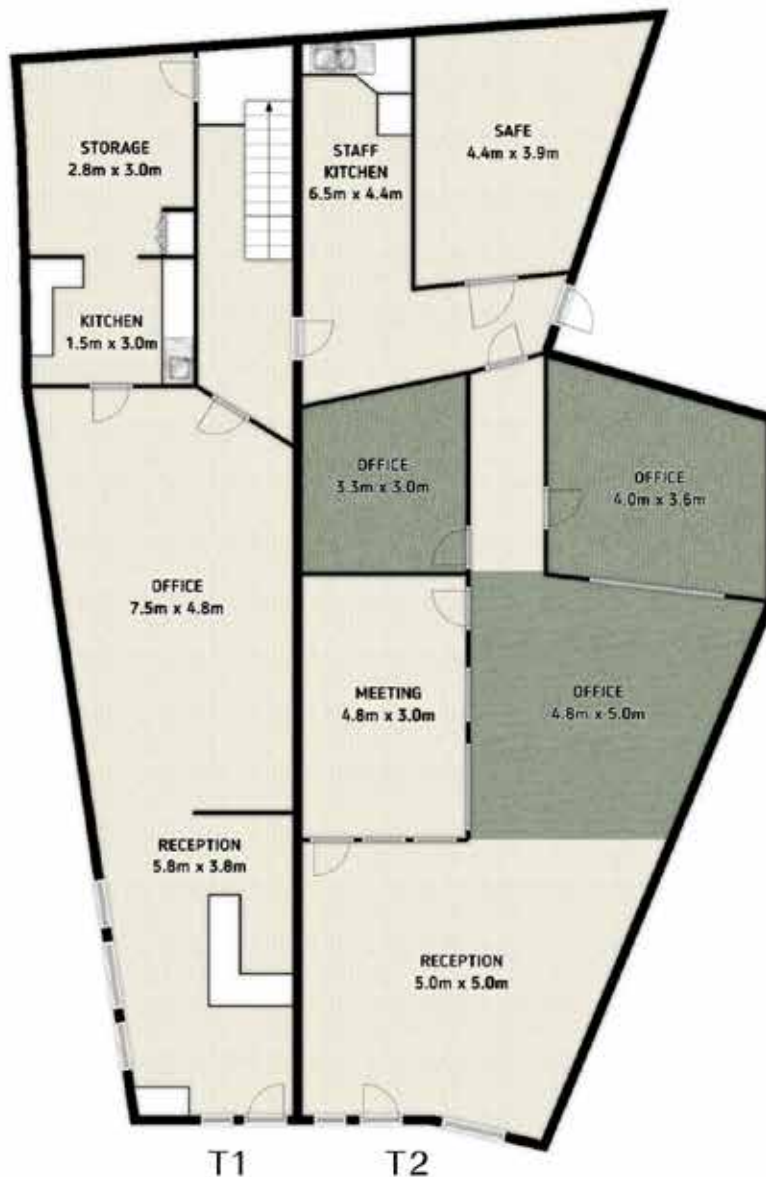
2 Main St, Beenleigh QLD 4207

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.



FIRST FLOOR

TOTAL: 70.6 sqm



T1

T2

T1 - 74m²
T2 - 133m²
TOTAL: 207m²



and want to work? Let's chat.
WISE Employment



WISE Employment

Got a disability
& want to work?



Attachment C

Billboard – 2 Main Street, Beenleigh

The offering

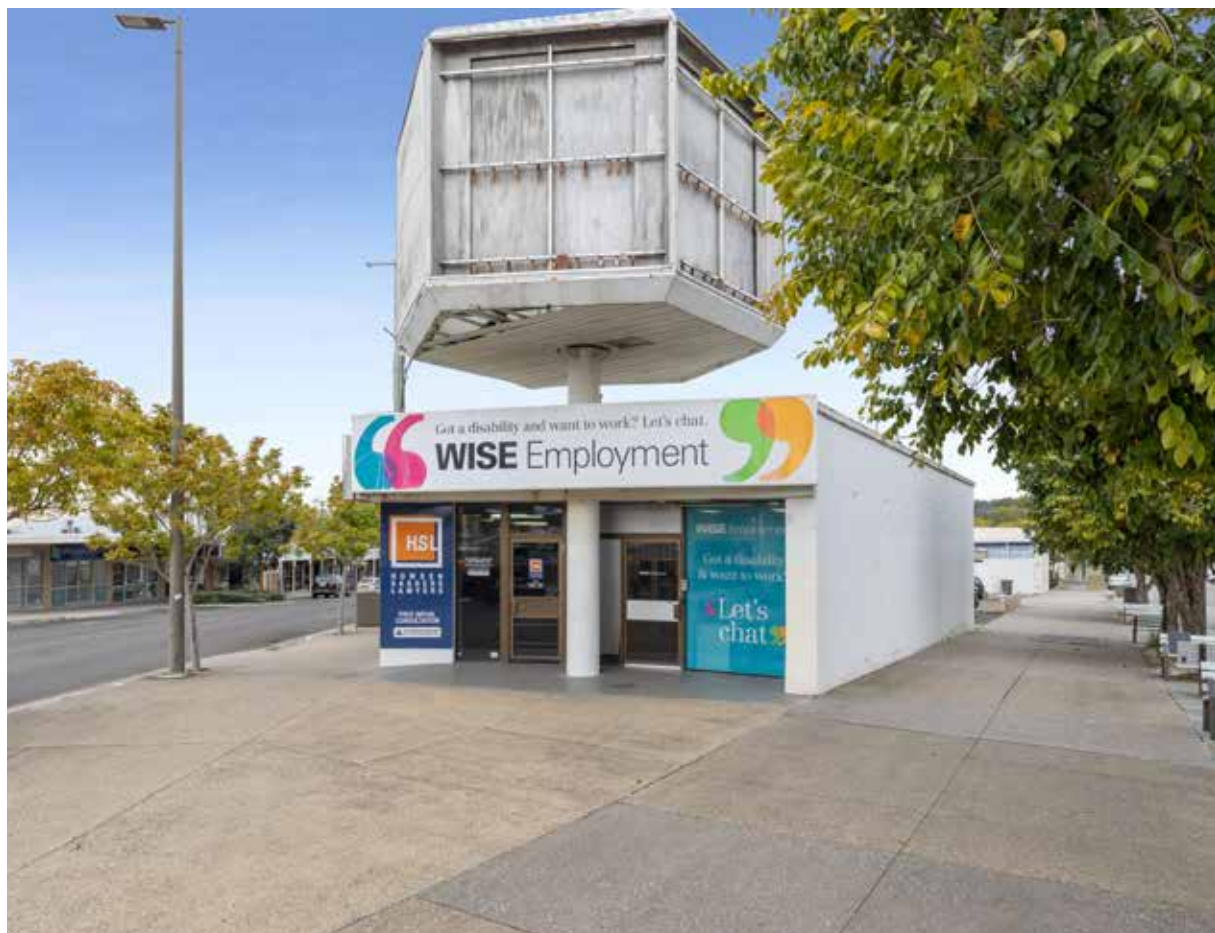
2 Main Street, Beenleigh is a unique offering in the heart of Beenleigh, with direct exposure to the busy intersection of Main Street, George Street, and City Road. Positioned directly adjoining the recently revitalised Beenleigh Town Square, the property features a prominent rooftop billboard available for lease.

This billboard presents an outstanding marketing opportunity, offering high visibility to both pedestrian

and vehicle traffic in one of Beenleigh's most active civic and commercial precincts. The rotating billboard includes six advertising panels, each approximately 3 metres wide by 3 metres high, providing flexible and impactful display options.

Ideal for outdoor advertising and media businesses, this is a rare chance to secure a high-exposure platform in a central location surrounded by government services, retail, and entertainment.

Tenancy	Use	Net lettable area	Comments
BILLBOARD Refer to separable portion 10	Advertising	6 panels (each approximately 3m wide by 3m wide)	• Opportunities for refurbishment and/or modernisation (subject to Council approval)



Commercial opportunities in Springwood







About the area — Springwood

Springwood is a well-established commercial and residential suburb in Logan City, located just 21 kilometres southeast of Brisbane CBD. With direct access to the Pacific Motorway and a major bus interchange, it offers excellent connectivity for commuters and businesses alike.

Identified as a Principal Regional Activity Centre in the South East Queensland Regional Plan 2023, Springwood has established as Logan's preeminent commercial centre and a vibrant community hub.

It features key amenities including three primary schools, a high school, and two major shopping centres — Arndale Shopping Centre and

Springwood Mall — alongside a range of professional services and hospitality venues.

Council-led place making and revitalisation projects efforts, including streetscape upgrades and infrastructure improvements, continue to enhance the suburb's appeal. With a strong local identity, diverse population, and strategic location, Springwood presents a compelling opportunity for commercial operators seeking visibility, growth, and community engagement.

Population

10,169

ABS ERP 2024

Land area

6.07

SQUARE KM

Population density

1,676

PERSONS PER
SQUARE KM





Attachment D

1 Laurinda Crescent and 15 Vanessa Boulevard, Springwood

Property details	
Address:	1 Laurinda Crescent SPRINGWOOD QLD 4127
Lot/Plan:	Lot 394 RP 120495
Zone and Precinct:	Centre - (No precinct due to local plan)
Local Plan:	Springwood
Local Plan Precinct:	Commercial

About the buildings

1 Laurinda Crescent and 15 Vanessa Boulevard are two adjoining commercial properties located in the heart of the Springwood, a key urban centre within Logan City and a designated Principal Activity Centre under the South East Queensland Regional Plan.

These properties enjoy a highly accessible location just 21 kilometres southeast of Brisbane CBD, with direct connectivity to the Pacific Motorway and major arterial roads. Their proximity to the Springwood Bus Interchange further enhances public transport access, making them ideal for businesses seeking convenience for staff and clients alike.

Set within a well-established commercial precinct, the buildings are surrounded by a mix of government services, professional offices, retail centres, and community amenities.

Nearby landmarks include Springwood Mall, Arndale Shopping Centre, and Springwood Conservation Park, offering a blend of convenience and lifestyle appeal.

Springwood continues to benefit from ongoing investment and planning initiatives aimed at enhancing infrastructure, public spaces, and economic activity. This evolving urban environment supports a wide range of commercial uses and presents strong potential for future growth.

1 Laurinda Crescent and 15 Vanessa Boulevard offer a rare opportunity to secure flexible commercial spaces in a connected, evolving, and highly visible part of Logan City.

 Fitzgerald Avenue – 700 metres

 Beenleigh Train Station – 350 metres

 Springwood Road – 900 metres

 Pacific Motorway – 600 metres



Attachment D

1 Laurinda Crescent, Springwood

The Offering

1 Laurinda Crescent is a well-positioned commercial office building located in the heart of Springwood, offering flexible leasing options suitable for a range of professional uses. The property comprises two office tenancies of approximately 90m² and 50m², which can be leased individually or combined into a single tenancy of approximately 150m². Alternatively, the entire building is available for lease, providing a standalone opportunity for a single occupier.

Tenancy 1 enjoys prominent corner exposure to Vanessa Boulevard and Laurinda Crescent, while both tenancies are accessed via Laurinda Crescent.

Internally, the spaces feature multiple individual offices and meeting rooms, offering a functional layout that can accommodate a variety of business types. Each tenancy has its own kitchen with access to shared amenities. The building's layout and location make it ideal for professional services.

With its central location, flexible configuration, and proximity to Springwood's key commercial and retail hubs, 1 Laurinda Crescent presents a valuable opportunity for tenants seeking a well-connected and adaptable office space.

Tenancy	Use	Net lettable area	Comments
TENANCY 1 Refer to separable portion 11	Office	Total: 90m ²	- Tenancy 1 – fronting Vanessa Boulevard and Laurinda Crescent. - Tenancy is currently fitted out as office space with multiple offices/meeting rooms and a breakout space. - There is an external breakout area and large kitchen. 4 allocated car parks. - The tenancies are currently connected and can be leased together or separately.
TENANCY 2 Refer to separable portion 12	Office	Total: 50m ²	- Tenancy 2 – fronting Laurinda Crescent - Tenancy is currently fitted out as office space with reception, meeting room/office and large open plan space. - The Tenancy also has its own kitchenette. 2 allocated car parks. - Tenancies are currently connected and can be leased together or separately. - Add additional dot-point: - Tenant currently in place on month-to-month arrangement
WHOLE OF BUILDING Refer to separable portion 13	Office	Total: 150m ² Gross Floor Area (*Subject to Survey)	Tenancies are currently connected and can be leased together or separately.

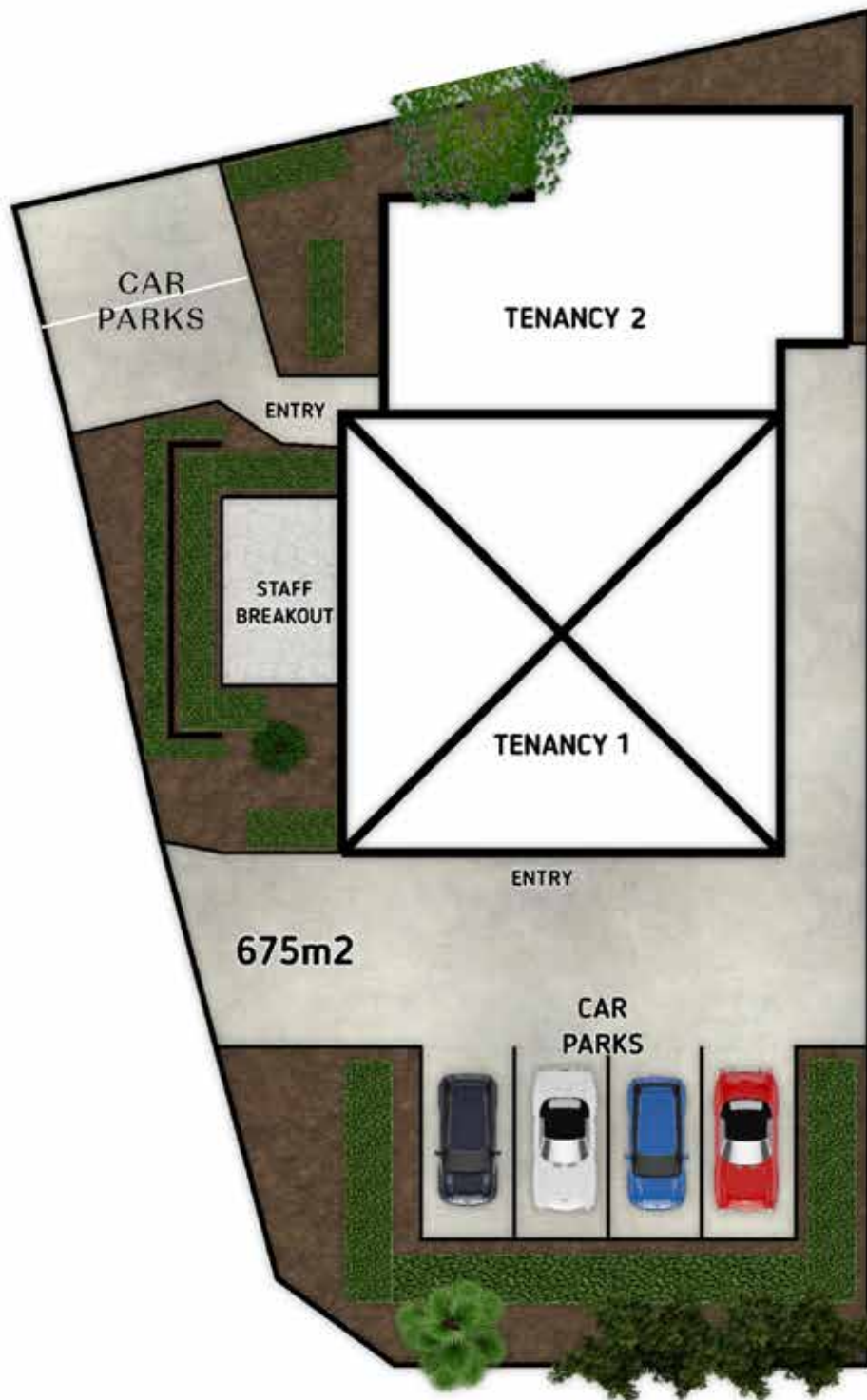
Tenancy 1



Tenancy 2







1 Laurinda Cres, Springwood QLD 4127

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.



T1 – 90m²
T2 – 50m²
TOTAL: 140m²



HOTEL GLORIA

15

Attachment E

15 Vanessa Boulevard, Springwood

Property details	
Address:	15 Vanessa Boulevard Springwood, QLD, 4127
Lot/Plan:	Lot 393 RP 120495
Zone and Precinct:	Centre - (No precinct due to local plan)
Local Plan:	Springwood
Local Plan Precinct:	Commercial

The offering

15 Vanessa Boulevard is a freestanding commercial office building located in the heart of Springwood, offering a flexible and functional space ideal for a range of professional uses.

The building comprises approximately 125m² of internal area, situated on an 812m² site with 11 allocated on-site car parks — a rare and valuable feature in this central location.

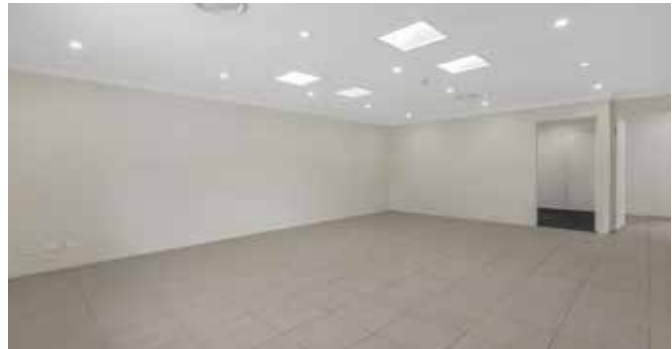
Internally, the property includes multiple individual offices and meeting rooms, complemented by a large open-plan workspace.

Tenants also benefit from a private bathroom, kitchen, and an outdoor alfresco/breakout area, providing a comfortable and practical working environment.

This versatile property is well-suited to a variety of tenants, including law firms, accountants, engineers, real estate agencies, or consultancy businesses. Its strategic location within Springwood's established commercial precinct — close to major retail centres, public transport, and arterial roads — makes it an attractive option for businesses seeking visibility, convenience, and room to grow.

Tenancy	Use	Net lettable area	Comments
WHOLE OF BUILDING Refer to separable portion 14	Office	Total: 125m ²	- Currently fitted out as office space with a large open plan area, reception, meeting room and two individual offices - Features a large kitchen and bathroom - Server and storage room - Large external patio/breakout area - Unique property for the area with a generous 11 on-site car spaces

*NOTE: Council is currently undertaking further investigations regarding works that may be required prior to occupancy of this building and any lease would be subject to this.



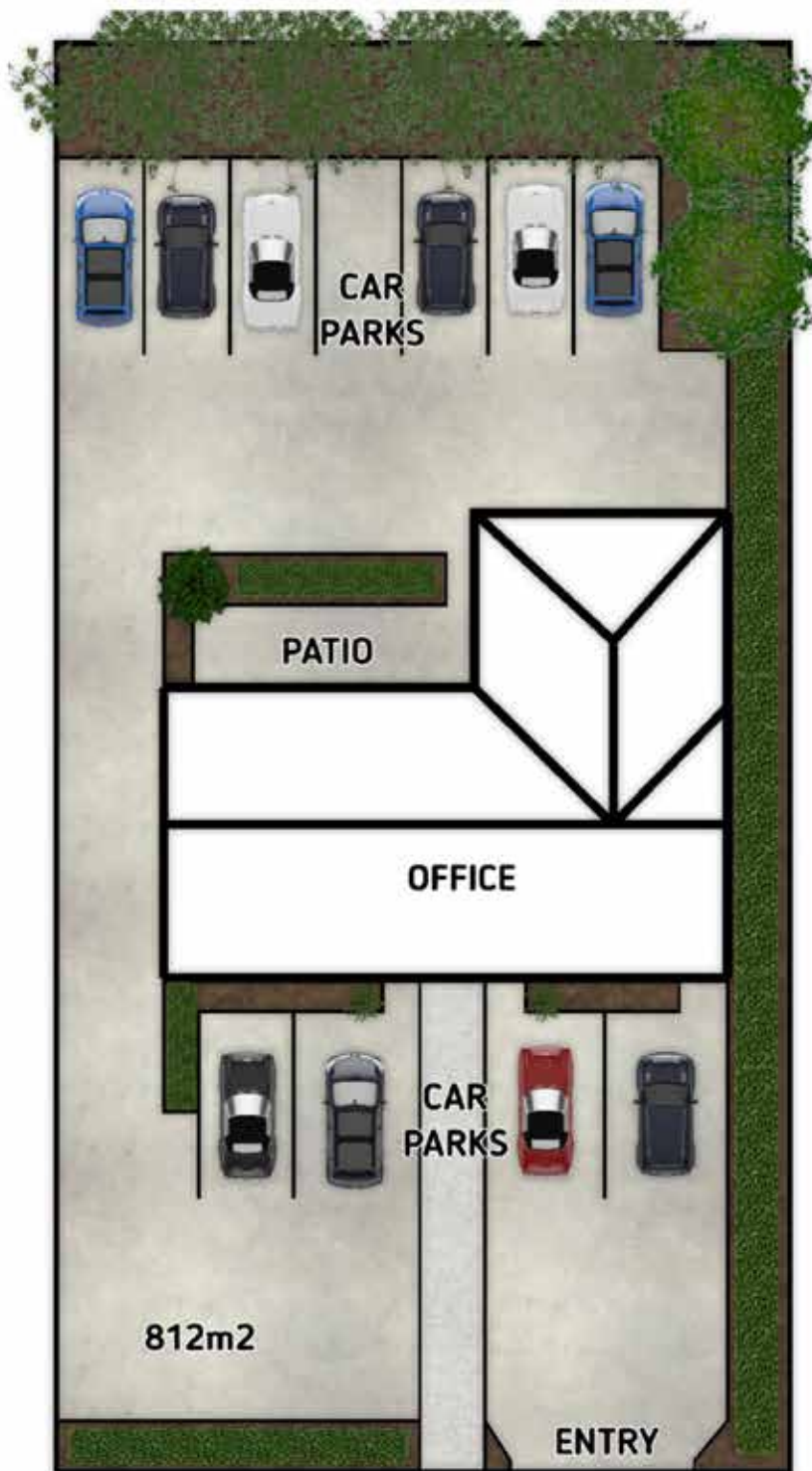




15 Vanessa Blvd, Springwood QLD 4127

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.

INTERIOR: 125m²
LAND: 812m²



SITE
MAP

Disclaimer

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