

# DRUSE

17-31 Franklyn Street, Huntingdale



Where your business belongs.





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Found Huntingdale exists for the businesses of the future. At times, running a business can feel like a lone journey. Now, it doesn't need to. Found Huntingdale provides a place you can call work, with the feeling of home — helping your business to connect, thrive and grow.

This is where common-sense, community and calling collide.



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# The place where the future works.



At the convergence of gentility, practicality and proximity, is Huntingdale — a highly desired Melbourne locale with a small community ambience.

Bearing a name recognised country-wide for the prestigious Huntingdale Golf Club it is home to, Huntingdale is situated only 16 kilometres from the centre point of Melbourne. Think inner city prestige with the life balance of the burbs.

Within a short walk to Huntingdale Station and situated a mere minutes drive from the nearest M1 freeway entrance, the placement of Found Huntingdale exemplifies ease and convenience. It's where your business belongs.





	Retail, Parks & Recreation	Education	Medical	Travel
Melbourne CBD	01. Eaton Mall / 2.8km	07. Huntingdale Primary School / 1.7km	11. Huntingdale Medical Centre / 1.3km	15. Caltex Petrol Station / 600m
Tullamarine Airport	02. Bunnings Oakleigh / 4.4km	08. Monash University / 1.8km	12. Monash Medical Centre / 1.8km	16. Huntingdale Train Station / 1.2km
Mornington Peninsula	03. Chadstone Shopping Centre / 4.5km	09. South Oakleigh College / 3.8km	13. Holmesglen Private Hospital / 8.7km	17. Monash Freeway / 3.5km
	04. Huntingdale Golf Club / 1.8km	10. Holmesglen Glen Waverley Campus / 6.7km	14. Caulfield Hospital / 11.0km	18. Moorabbin Airport / 11.5km
	05. Kingston Health Golf Club / 8.4km			
	06. Port Phillip Bay / 11.5km			



▼  
Nikos Cakes



▼  
Monash Freeway

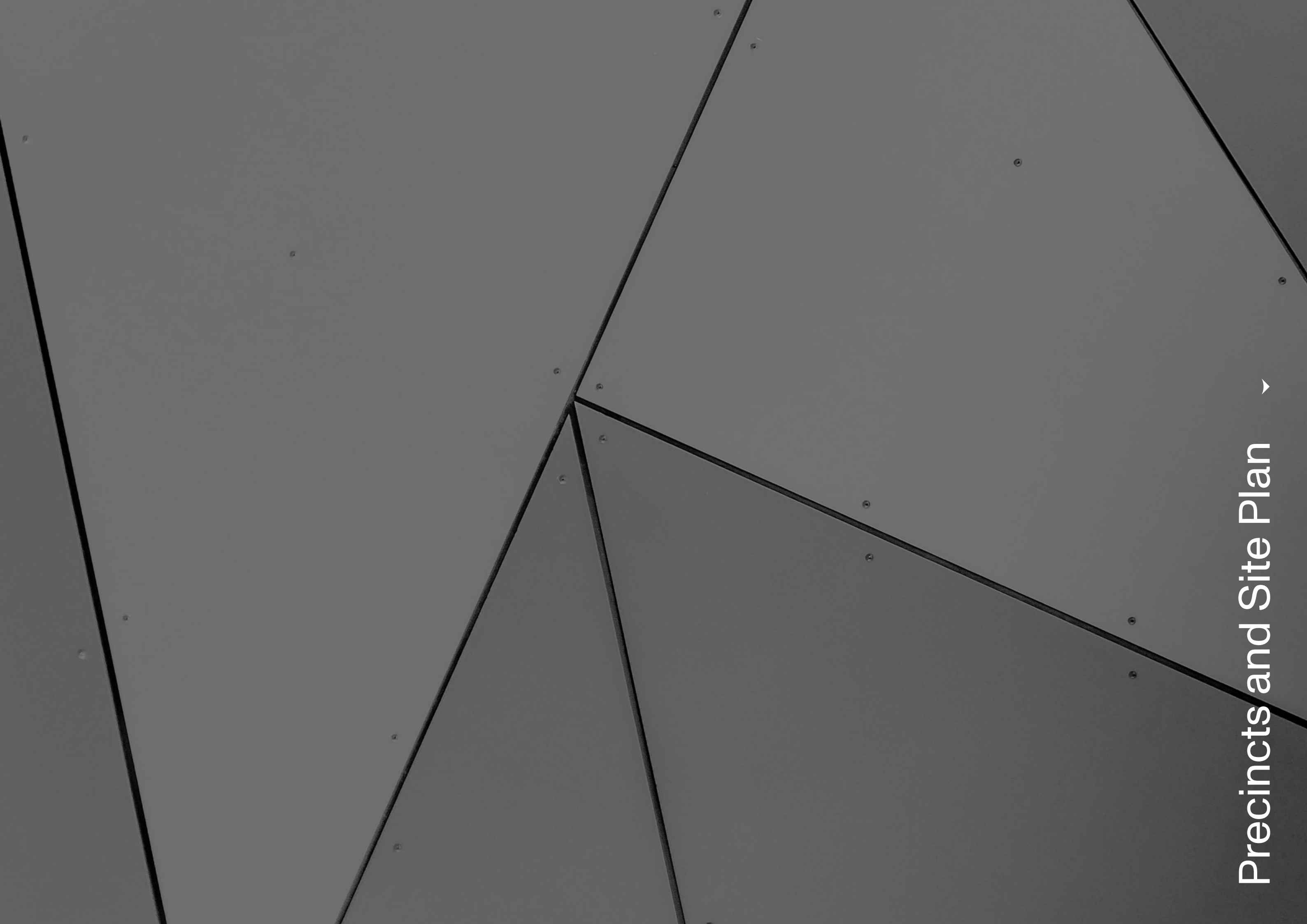
Chadstone Shopping Centre



▼  
Vanilla Oakleigh

Inner city prestige with the life balance of the burbs.







## A space to thrive and grow in.



Found Huntingdale is where common sense, community and calling collide. A state-of-the-art collection of elevated industrial business spaces, Found Huntingdale gives businesses the space they need to thrive and grow.

Fully equipped private quadrants with high-end finishes exist in a vast array of showroom, office, warehouse and storage options, available in a range of dimensions and configurations. All spaces are designed to be effortlessly customised to suit the needs of your growing business.

Private and shared spaces are separated by stylish common areas, while the office spaces have been crafted to connect businesses together. At Found Huntingdale, we believe the future of business is collaboration.







Architectural Vision





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## Modern minimalism meets considered functionality.



With clean, vertical lines and neutral hues applied throughout the space, Found Huntingdale epitomises sophisticated minimalism.

Every aspect of the precinct has been thoughtfully considered — from the high-end finishes, to the intentional functionality of both private and public areas. All to create a space that is worthy to house your dream, feel like home when you are at work and stand the test of time.

There are no concrete jungles here. This is industrial done differently.









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The office warehouses at Found Huntingdale cater seamlessly to the discerning needs of a wide range of industries, including the dynamic realms of e-commerce and skilled trades.







A contemporary and efficient workspace solution tailored for e-commerce businesses.



The ground floor of each warehouse provides a spacious and versatile area ideal for inventory storage, order fulfillment, and shipping operations, while the two levels of office space above the warehouse fosters a collaborative work environment.

The office levels are thoughtfully crafted to cater to the unique needs of e-commerce professionals, featuring modern amenities and ample natural light. Additionally, the top-level office space boasts a balcony, allowing employees to enjoy a breath of fresh air while overlooking the surrounding area.

With its well-designed layout and functionality, Found Huntingdale offers a conducive and inspiring workspace for e-commerce entrepreneurs and teams to excel.











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A state-of-the-art collection of elevated industrial business spaces.



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Storage Spaces





## Multi-purpose storage spaces in Melbourne's South-East.



Found Huntingdale offers state-of-the-art storage spaces that cater to various needs and requirements. Each storage space features polished concrete floors and painted panel walls, creating a clean and professional environment. The impressive height allows for efficient vertical storage and accommodates larger items with ease.

Situated in a central location within Melbourne's vibrant south-east, the storage spaces offer easy accessibility for individuals and businesses alike. The spaces suit a diverse range of storage demands with the added advantage of 24-hour access ensuring convenience and flexibility for occupiers.

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Sizes ranging from approx 31m<sup>2</sup> - 74m<sup>2</sup>

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Suitable for a range of uses

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24 hour access

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CCTV to common areas

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Secure keypad access

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4.7 metre clearance

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Individually metered

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10







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The Hub at Found is a vibrant and engaging zone with communal facilities, designed to enhance the experience of its owners.



'The Hub' serves as a versatile breakout area for work meetings, socialising and relaxation, featuring a fully appointed kitchen, billiard table, providing a source of abundant recreation.

The lounge provides an atmosphere for unwinding and connecting with fellow storage space owners, as well as conducting informal work meetings allowing for collaborative discussions or small group gatherings.

Accessible exclusively to storage spaces owners, this common area fosters a sense of community, making Found Huntingdale a truly exceptional self storage destination.



Key Features







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Articulated facades with oversized windows allowing for light filled warehouses.

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Varying warehouse sizes to meet your specific requirements,

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Fully enclosed mezzanine offices with viewing window, glass entryway and high-quality carpet or floorboards (optional upgrade).

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Reverse-cycle heating and cooling to all offices for year-round thermal comfort.

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Painted internal walls, dramatically reducing dust within the workspace.

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Sealed and polished concrete flooring.

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Remote-controlled roller door with 5m high clearance.

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Fully provisioned kitchenette with stone benchtops, designer matte black tapware timber veneer cabinetry and integrated combination oven and hydro tap (optional upgrades).

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Floor to ceiling tiles to all bathrooms, matte black tapware and spacious shower facilities.

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Designated private on-site car parking for the exclusive use of staff and clients.

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Three-phase power to all warehouses, separately metered to each site providing greater power density.

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National Broadband Network (NBN) ready, allowing fast, reliable internet connection.

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# Fixtures & Fittings

Disclaimer: All finishes specified in this brochure are for illustrative purposes only and should not be relied upon and may vary according to the project.



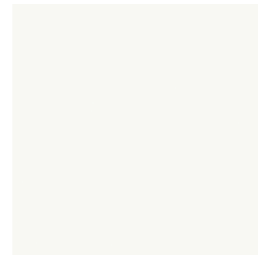
General  
Black Roller Door



General  
Carpet Tile



General  
Polished Concrete



General  
Wall Paint  
White



Bathroom  
Tap



Bathroom  
Toilet  
Accessible



Bathroom  
Ambulant Grab Rails  
Matte Black



Bathroom  
Toilet Roll Holder  
Matte Black



Kitchen (Optional Upgrade)  
Combination Oven/Microwave



Kitchen  
Sink  
Stainless Steel



Kitchen  
Tapware  
Matte Black



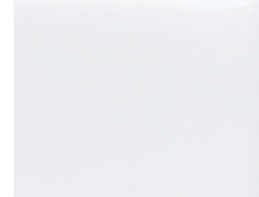
Kitchen (Optional Upgrade)  
Hydro Tap Ambient and Chilled



Bathroom  
Floor Tile



Bathroom  
Feature Tile



Bathroom  
Wall Tile  
White Gloss



Bathroom  
Basin



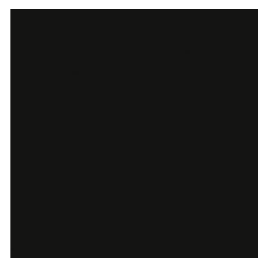
Kitchen  
Overhead Cupboards  
Laminate Natural Oak



Kitchen  
Benchtop  
Natural Stone



Kitchen  
Splashback  
White



Kitchen  
Under Bench Cupboards  
Laminate Matte Black



Bathroom  
Towel Holder  
Matte Black



Bathroom  
Shower Mixer  
Matte Black

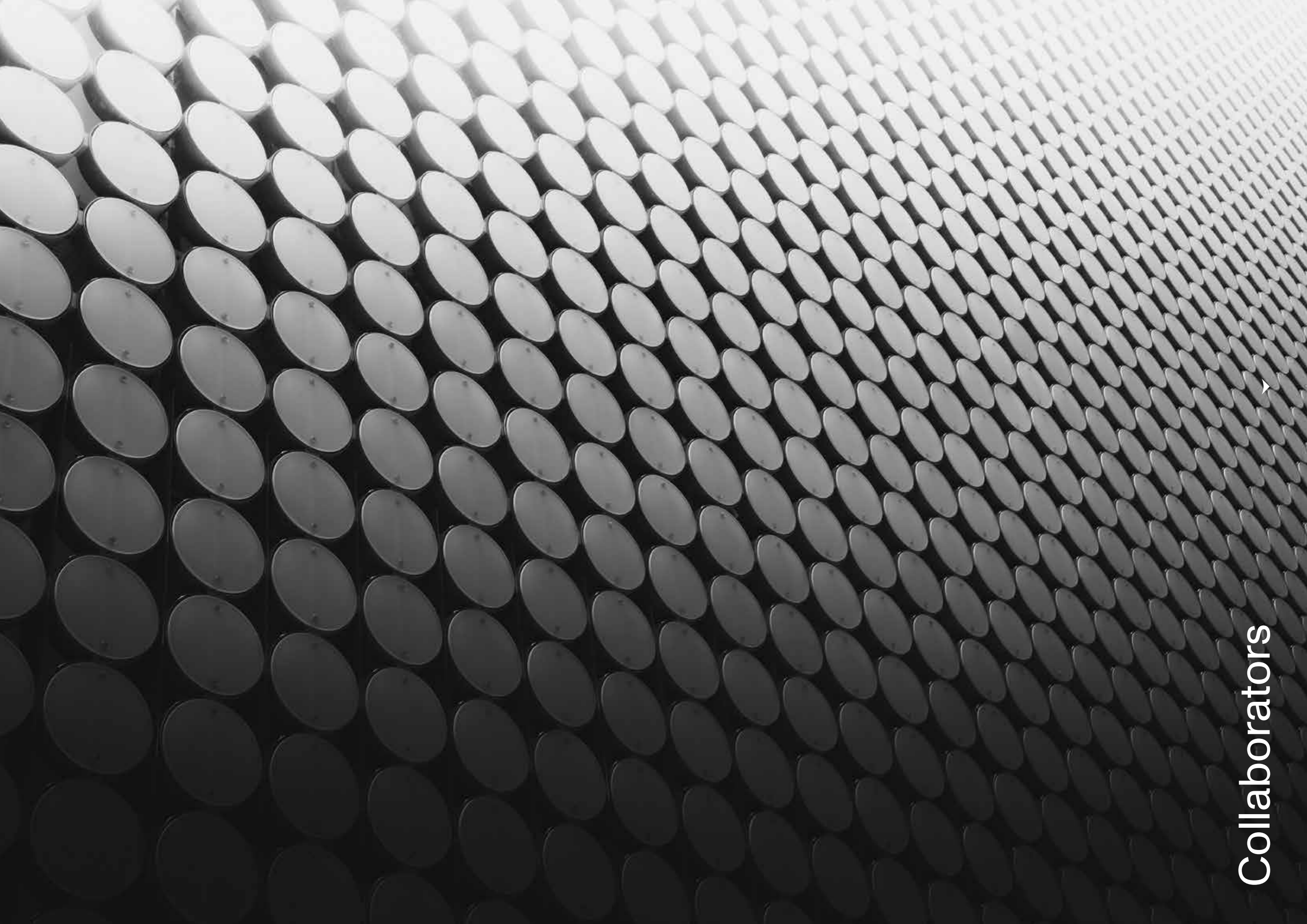


Bathroom  
Shower Head  
Matte Black



Bathroom  
Shower Shelf  
Matte Black





Collaborators



A state-of-the-art precinct made possible with an experienced team of development and property specialists.

Found Huntingdale is a joint venture of HEXA Group and Spectre Property.



# HEXA Group



HEXA is an Australian-based property development group grounded in local expertise and global strength.

We offer end-to-end property development across commercial and residential projects, complemented by real estate investment, asset management and a capital management platform.

With over \$1billion of projects delivered and under development, our expertise and capability at every step, from site selection through to construction and delivery, ensures the strength and quality of projects that stand the test of time

Our vast capabilities and services work together to create a strong foundation of knowledge, expertise, and capacity to ensure successful projects that empower the success of all.



# Spectre Property.



Spectre Property is a dynamic property development group known for their continuous pursuit of perfection, tightly coupled with a passionate and innovative approach. With every project led by design, Spectre Property create destinations that consistently challenge the status quo. The team has developed a significant number of premium business parks in metropolitan Melbourne that have all become destinations in their own right within suburbs they reside in.

With their capabilities and expertise in acquisition, development and management, Spectre Property consistently deliver successful outcomes for their project stakeholders in the commercial and industrial sectors.

Home to the future makers.





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