



CRABTREES

REAL ESTATE



6 Nexus Court Mulgrave VIC

Positioned at the entrance to Nexus Corporate Park, 6 Nexus Court provides a rare opportunity to occupy your own building with unbeatable signage exposure. This office is fully fitted and ready to occupy!

The business park is conveniently positioned on the corner of Springvale Road and Monash Freeway providing excellent connectivity to the CBD and eastern suburbs.

Areas available
Ground floor: 395sqm & 512
Level 2A: 871sqm

Crabtrees Real Estate is built on history, reputation and expertise.

We offer a level of knowledge others can't match.

Price : CONTACT AGENT
Building Size : 870 sqm
View : <https://www.crabtrees.com.au/lease/vic/east/mulgrave/commercial/offices/7741947>



Elise Betts
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<https://www.crabtrees.com.au>

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- Drawing Reference:
- Preliminary
 - Approval
 - Building Permit
 - CAD by others
 - Paper copy by others
 - Revision
 - Survey by CCI
 - As Built

GENERAL NOTES:

This copyright on this drawing is reserved. It is issued to you in confidence and must not be reproduced or disclosed to third parties without our prior permission. This drawing is to be read in conjunction with all relevant consultants, specialist manufacturers drawings and specifications. Any dimensions should be given to centre lines unless otherwise stated. All dimensions are in millimetres unless noted otherwise. Square markings are related to this drawing are approximate only and have not been measured in accordance with the property council of Australia's method of measurement guidelines 2011. Do not use to calculate tenable area.

WALL TYPE LEGEND

WALL TYPE 1	WALL TYPE 2	WALL TYPE 3	WALL TYPE 4	WALL TYPE 5	WALL TYPE 6	WALL TYPE 7	WALL TYPE 8	WALL TYPE 9	WALL TYPE 10
CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE

REV DESCRIPTION DATE

REV	DESCRIPTION	DATE
-	FIRST ISSUE OF DRAWINGS	21.04.22
A	SECOND ISSUE OF DRAWINGS	15.08.22
B	THIRD ISSUE OF DRAWINGS	23.08.22

concept.
PEOPLE POWERED WORKSPACES

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W: www.concept.com.au



PROJECT
DESIGN AND BUILD
PROJECT ADDRESS:
LEVEL 2, 6 NEXUS COURT, MULGRAVE, MELBOURNE, VIC

FURNITURE LAYOUT PLAN

DRAWN BY	MB	CHECKED BY	SH	DATE	23.08.22
PROJECT NUMBER	1795	REVISION	B	SCALE	1:100 @ A2
TITLE	FURNITURE LAYOUT PLAN				
OWNER	A1.05				

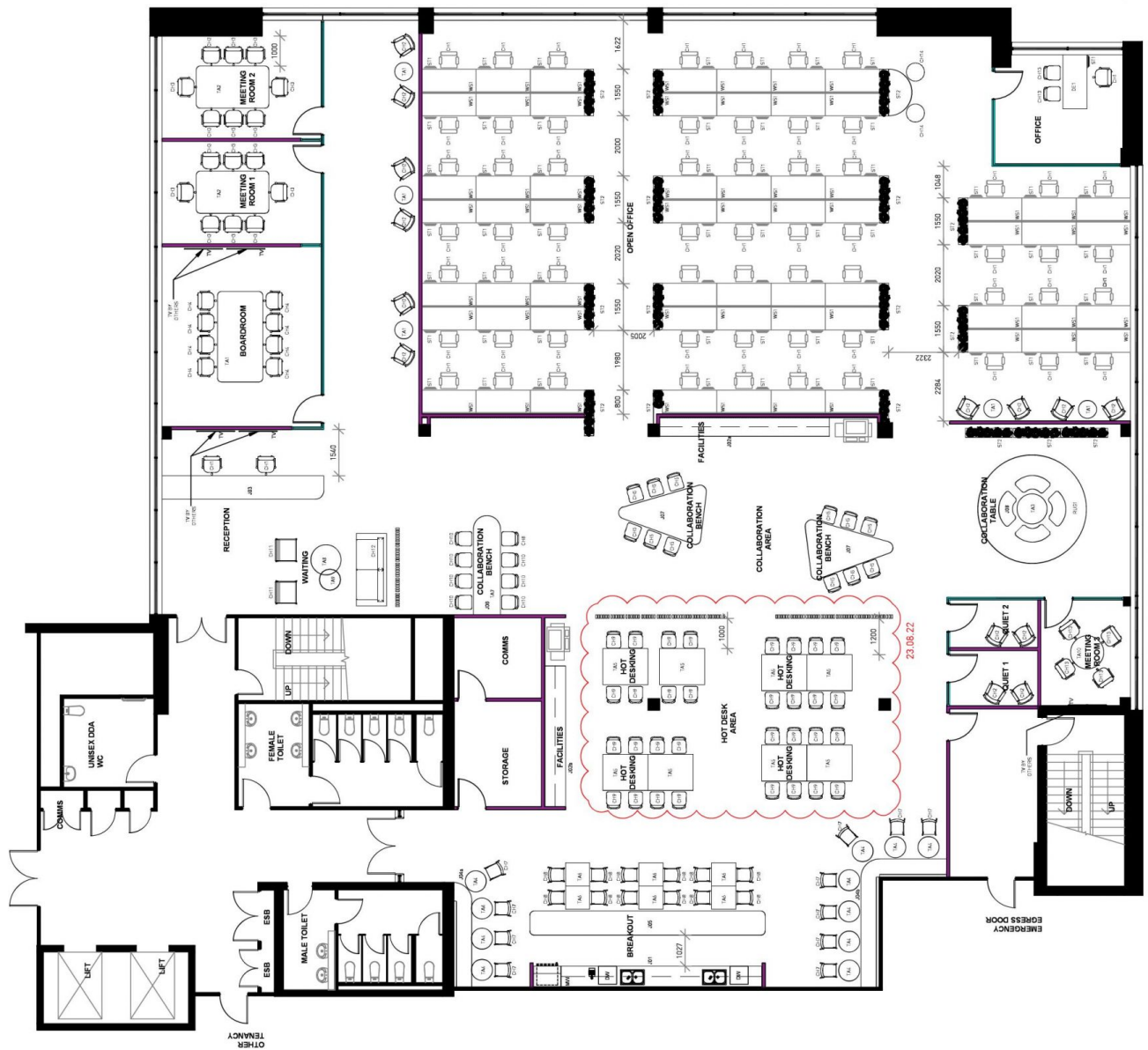
NOTES

ALL HOLE-DILLING FOR MONITORS IN JOINERY / PARTITIONS TO BE CONFIRMED BY CLIENT ON SITE.

TEENAGE AREA: APPROX. 389 SQM



FOR CONSTRUCTION



BP
A1.05
FURNITURE LAYOUT PLAN
1:100 @ A2



TENANCY 3 ACCOMMODATION SCHEDULE

RECEPTION / WAITING:	1
12P BOARDROOM:	1
4P MEET:	1
INFORMAL MEET / COLLAB:	3
KITCHEN / BREAKOUT:	1
QUIET ROOM:	2
UTILITIES & COMMS:	1
WORKSTATIONS 1800x600:	27
HOTDESK:	6
TOTAL WORKPOINTS:	33
TENANCY AREA (approx):	305m ²
DENSITY RATIO:	1:10

NO WORKS

TENANCY 1 ACCOMMODATION SCHEDULE

ARRIVAL / WAITING:	1
12P BOARDROOM:	1
4P MEET:	2
BOOTH COLLAB:	1
KITCHEN / BREAKOUT:	1
UTILITIES & COMMS:	1
WORKSTATIONS 1800x600:	30
HOTDESK:	4
TOTAL WORKPOINTS:	34
TENANCY AREA (approx):	317m ²
DENSITY RATIO:	1:10

NO WORKS

TENANCY 2 ACCOMMODATION SCHEDULE

RECEPTION / WAITING:	1
12P BOARDROOM:	1
4P MEET:	2
INFORMAL MEET / COLLAB:	2
QUIET ROOM / MEET:	1
KITCHEN / BREAKOUT:	1
UTILITIES & COMMS:	1
OFFICES:	2
WORKSTATIONS 1800x600:	41
HOTDESK:	6
TOTAL WORKPOINTS:	49
TENANCY AREA (approx):	518m ²
DENSITY RATIO:	1:10.3

NO WORKS

PROJNO 220076 DATE 29.03.2023
 PROJECT LEVEL 3, 2 NEXUS COURT
 DWGNO SK04 - SKETCH PLAN
 SCALE 1:100@A1
 DRAWN ADICL CHECKED SW

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