

9 December 2008 - FOR IMMEDIATE RELEASE

**MEDIA RELEASE: Successful Property Developer swimming against the tide**

Award winning property development and investment organisation **Capital Corporation** has once again swum against the tide by securing its 30<sup>th</sup> development site in Norwest Business Park at 8 Brookhollow Avenue, Baulkham Hills opposite the Crowne Plaza Hotel.

Known as **Atlas Norwest**, the building when complete will consist of approximately 15,000sqm of retail/showroom, strata office, a stylish bar/restaurant and more to meet the needs of the ever growing and increasingly sophisticated small to medium sized business market.

As a result of current market conditions the design of Atlas Norwest was altered prior to DA approval to ensure it is sufficiently flexible to suit companies needing to downsize or companies looking to expand. These changes have led to strong pre-commitments.

Negotiations are currently being finalised for 30% of the development with Heads of Agreement at signing stage and discussions underway for a further 10% with the aim to start building on site in March 2009 as Development Application approval now been granted.

Following in the successful footsteps of Nexus Norwest, Atlas Norwest will be built as strata office accommodation with leading edge technology and the highest standard of fixtures and fittings included. The technology and infrastructure used at Nexus Norwest has led to significant savings for many businesses and the aim is to replicate the technology which contributes to these savings for occupants at Atlas Norwest.

Capital Corporation will continue to focus on its existing market in Norwest Business Park where an additional two developments are planned including the first redevelopment of a site within the business park – the former CSR site to be known as **Eden Norwest**, and **Eclipse Norwest** on Lexington Drive.

Additionally, Capital Corporation is investigating a joint venture opportunity which will increase available space in Norwest Business Park by an additional 20,000sqm of office accommodation, restaurants and a function centre and hopes to make an announcement within the coming months.

Once complete these developments and redevelopments are certain to attract interest from high calibre companies just as previous developments have attracted existing tenants including Telstra, Subaru, Wattyl, Harvey Norman, Department of Heritage and Building Services, Schneider and Real Insurance.

Despite the current market fluctuations the Group's continued success is attributable the extensive expertise of its management team and staff. We are able to cater to a vast array of businesses with accommodation currently available for sale and/or lease ranging from 45sqm to 9,500sqm. In addition there are several investment opportunities available for astute investors.

Contact Capital Corporation on 8853 5000 for further information.

**- Ends -**

For any further information contact Capital Corporation on (02) 8853 5000  
[www.capitalcorporation.com.au](http://www.capitalcorporation.com.au)

**For further information:**

**Capital Corporation:**

Steve Grant

Director

T: (612) 8853 5000

E: [sgrant@capcorp.com.au](mailto:sgrant@capcorp.com.au)

W: [www.capitalcorporation.com.au](http://www.capitalcorporation.com.au)

Greg Taylor

Director

T: (612) 8853 5000

E: [gtaylor@capcorp.com.au](mailto:gtaylor@capcorp.com.au)

W: [www.capitalcorporation.com.au](http://www.capitalcorporation.com.au)

For any further information contact Capital Corporation on (02) 8853 5000  
[www.capitalcorporation.com.au](http://www.capitalcorporation.com.au)