



Luma
BURLEIGH
HEADS





L U M A B U R L E I G H H E A D S

AWAKEN YOUR GREATEST POTENTIAL

Offering 19 flexible and modern office-style mezzanine spaces with a focus on efficiency, this is where your greatest ideas take shape and your boldest visions grow with speed and clarity. This a canvas to become an industry-leader and an opportunity to connect with vivacious visionaries. This is where your highest potential awaits.

This is Luma.

Luma Burleigh





Vision & Design



L U M A B U R L E I G H H E A D S

FROM VISION TO
REALITY, LUMA IS
THE FOUNDATION
FOR SUCCESS.

Luma is a collection of 19 workspaces, combining the beauty of the looming hinterlands and nearby beachfront with the bold minimalism of contemporary design.

With a variety of sizes and configurations available, it's a place for businesses of every industry and scope.

Experience a functional commitment to space efficiency, natural influence and a community of visionaries.



Adapt your vision



L U M A B U R L E I G H H E A D S

LUMA - READY TO ADAPT TO YOUR UNIQUE VISION

The concrete floors, high ceilings and ample natural light mean you can transform your space into a photography or media studio with ease. Whether it's to house your growing business or to hire out to creatives, you'll have plenty of space to style, design and shoot.



L U M A B U R L E I G H H E A D S

FLEXIBILITY TO FLOURISH

Finding a balance between form and function,
Luma offers 19 office-style mezzanine spaces paired
with a neutral palette and premium materials, it's
a flexible canvas to inject your own flair and foster
long-term growth.

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DYNAMIC IN DESIGN

Each space at Luma is expertly designed to respond to the needs of everyday business - today and for years to come.

Office-style mezzanine spaces

Exclusive use undercover parking for units 1, 2 & 19

Ample storage options with high ceilings

Two levels for zoned working

Excellent turning circulation throughout the complex

Modern kitchenette

Bathroom with toilet, vanity and shower

Roller door access

24/7 security monitoring systems for complex

3 RUDMAN PARADE, BURLEIGH HEADS

Situated in one of the region's flourishing commercial hubs, Luma is surrounded by thriving businesses, ambitious entrepreneurs, direct commuter pathways and an ever-growing range of infrastructure. Here, you can enjoy seamless everyday travel, connect with like-minded professionals and unwind with the expansive dining and entertainment scene.

- 5 minutes - M1 motorway
- 10 minutes - Burleigh Heads beachfront
- 10 minutes - Robina Town Centre
- 15 minutes - Pacific Fair Shopping Centre
- 20 minutes - Gold Coast Airport
- 25 minutes - Gold Coast University Hospital



- N°01 M1 Pacific Motorway
- N°02 Reedy Creek Commercial Waste
- N°03 Burleigh HQ
- N°04 Australia Post
- N°05 Treetops Shopping Centre
- N°06 Bunnings Warehouse
- N°07 Jaycar Electronics
- N°08 Bermuda Street
- N°09 Supercheap Auto
- N°10 Officeworks
- N°11 World Gym Burleigh
- N°12 Autobarn
- N°13 Stocklands Shopping Centre
- N°14 James Street
- N°15 Burleigh Headland
- N°16 Tallebudgera Beach



LUMA BURLEIGH HEADS



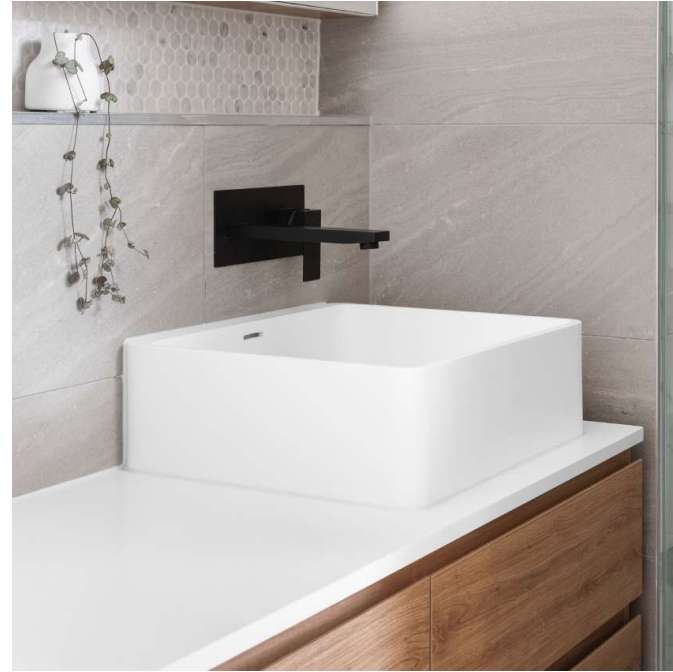
LUMA BURLEIGH HEADS





L U M A B U R L E I G H H E A D S

AN UNMATCHED
FOUNDATION
FOR YOUR BIGGEST
IDEAS



Luma assembles the region's finest operators and thinkers to create a thriving community of businesses in the heart of Gold Coast. Equal parts flexible and intuitive, these commercial spaces will help you grow with confidence and clarity.

Open-plan for collaboration and cross-ventilation

Motorised roller door access

Modern bathroom with a toilet and shower

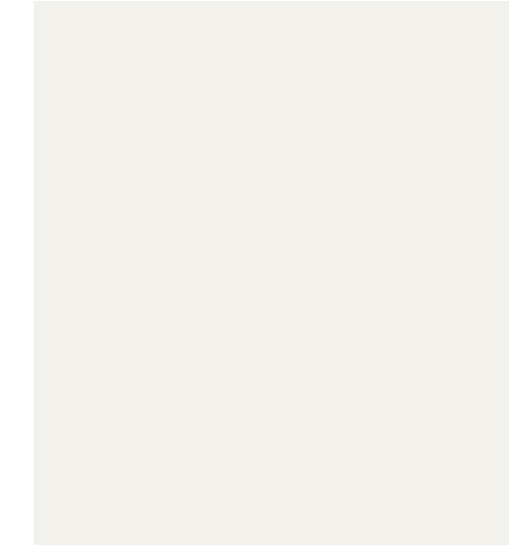
Compact, low-maintenance kitchenette

A variety of unit sizes to meet your needs



L U M A B U R L E I G H H E A D S

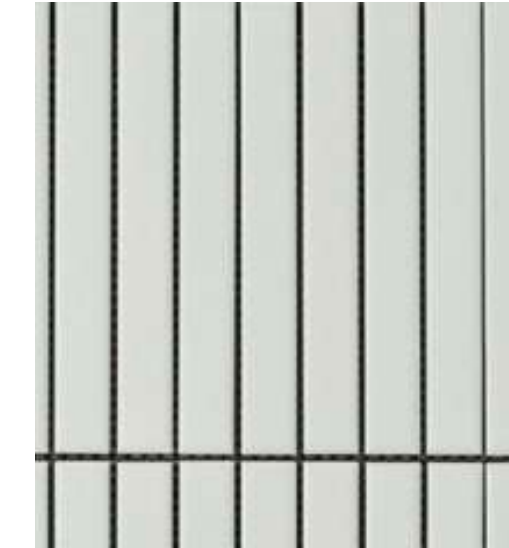
SCHEDULED
OF FINISHES



TILT PANEL WALLS - NATURAL WHITE
Interior Walls, Ceiling - Natural white as general wall colour / low sheen doors, skirting + Architraves Semi Gloss



STAIRCASE HANDRAIL
All stairs (internal and external). Platine Silver finish or powder coated Bronze finish



WALL TILE AND SPLASHBACKS
150 by 25 (National Tiles). vFingers Matt White Mosaic. Off white grout to match Finish/colour Matt White



SUNHOOD/FENCING/BIN DOOR FENCING/ ROOFING
Finish/colour Monument



BENCHTOPS
Kitchen benchtops (Caesarstone) Colour: White Sandstone



VINYL FLOORING
Stairs with bull nose angle. Mezzanine Floors (Andersons Flooring). Vinyl plank: Kardean Design Flooring Finish/colour Lemon Spotted Bum LLP317



FLOOR FINISH
Ground floor internal units. Concrete Burnish Clear seal finish



DOOR LIGHTING
Below the numbering of each unit. (Beacon Lighting) MFL Masson Tanimi GU10 Placed at approx. 2m.

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GROUND FLOOR

UNIT 01	174m ²	UNIT 05	56m ²	UNIT 09	59m ²	UNIT 13	57.5m ²	UNIT 17	57m ²
UNIT 02	116m ²	UNIT 06	57m ²	UNIT 10	56m ²	UNIT 14	57m ²	UNIT 18	57m ²
UNIT 03	58m ²	UNIT 07	57m ²	UNIT 11	55m ²	UNIT 15	92m ²	UNIT 19	121m ²
UNIT 04	75m ²	UNIT 08	58m ²	UNIT 12	61m ²	UNIT 16	83m ²		

DISCLAIMER:
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MEZZANINE

UNIT 01	49m ²	UNIT 05	56m ²	UNIT 09	50m ²	UNIT 13	54m ²	UNIT 17	49m ²
UNIT 02	56m ²	UNIT 06	48m ²	UNIT 10	47m ²	UNIT 14	61.5m ²	UNIT 18	49m ²
UNIT 03	50m ²	UNIT 07	48m ²	UNIT 11	47m ²	UNIT 15	79m ²	UNIT 19	57m ²
UNIT 04	48m ²	UNIT 08	49m ²	UNIT 12	52m ²	UNIT 16	74m ²		

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