

**SOCIAL
FUTURES**

**Byron CoLab
on Arakwal Country**



Expression of Interest for Byron CoLab on Arakwal Country

2 Wordsworth St Byron Bay



We acknowledge the Traditional Owners and Custodians of the land where we live and work and their continuing connection to land, water, sea and community. We pay respects to Australia's First Peoples, to their unique and diverse cultures, and to Elders past, present and future.

Inclusion is about the actions we take every day. We welcome, support, and celebrate diversity.

Expression of Interest for Byron CoLab on Arakwal Country

Social Futures is taking Expressions of Interest (EOI) from potential tenants for Byron CoLab on Arakwal Country.

In partnership with the Byron Shire Council, we have transformed the old Byron Hospital site.

Byron CoLab on Arakwal Country's vision is to:

- increase availability of services that benefit the community (e.g. health, wellbeing, employment, education and cultural)
- establish a space for community to connect, collaborate and strengthen the social fabric of the Byron Shire
- improve social outcomes to increase resilience for the people of Byron Shire.

Social Futures is offering tenancies within a for-purpose centre to connect people to their greatest potential and support them to thrive.



Tenancy options

Social Futures invites purpose-driven organisations to apply for tenancy space.

Example of aligned organisations include medical services, allied health services, information services, clinical wellbeing practitioners, socially or environmentally focused businesses, youth and family services, aged care, NDIS, community groups, arts groups and cultural organisations. Applicants that align with Byron CoLab on Arakwal Country's vision to support the community will be prioritised.

CoWork space

The CoWork space is also open for subscription users.

There are micro-offices and different sized meeting rooms available to rent on a casual basis.

Meeting rooms

Tenants and external clients can host meetings of four to 35 people in one of our three meeting rooms. Featuring video conferencing equipment and several seating configurations, our meeting rooms are perfect for your next workshop, conference or board meeting. Catering from in-house cafe also available.

Café

The Byron CoLab on Arakwal Country is home to Baloney's Deli, a café with an alfresco terrace serving a New York inspired menu. Grab a coffee with colleagues or treat a client to lunch in a charming, trendy setting.



General information

Social Futures

- Social Futures is a regional community services provider based in the Northern Rivers. For more than 49 years we have been creating positive social change.
- We work alongside partner organisations to strengthen and build capacity and collaboration within the community sector.
- Social Futures is fiscally secure, government funded, quality assured, and ISO-certified across our health, safety, environmental and quality management systems.

Requirements of tenants

Culture: Contribute to a culture focused on social outcomes for the community through your services and to the Byron CoLab on Arakwal Country culture through collaboration, participation in tenant events, i.e connection events, Arakwal Cultural Training.

Lease: A commercial lease for all tenants is required. This will be available upon request (lease not required for co-worker customers).

Outgoings: In addition to rent, tenancies will be responsible for their share of outgoings.

Bank Guarantee: A bond of three months' rent will be required for all tenants.

Insurance: Tenants will be required to have Public Liability Insurance and are fully responsible for their own equipment in the centre.

Safety: Tenants, their employees and volunteers will be required to comply with all safety requirements that may arise from time to time.

Tenancies available

TENANCY	m ²	Availability	Inclusion
1	928		
2	164	SOLD	Internal Café + Terrace
3	79		Kitchenette
4	78	SOLD	Kitchenette
5A	16.5	SOLD	Sink
5B	16.04	SOLD	Sink
5C	19	SOLD	Sink
5D	18.38	SOLD	Sink
6A	36.7	SOLD	Kitchenette
6B	36.7	SOLD	Kitchenette
7A	16		
7B	16.7		
7C	20.2		
7D	19	SOLD	Kitchenette
8	81.7	SOLD	Kitchenette + Private ambulant toilet
9	86	SOLD	Kitchenette
10A	89.27	SOLD	Hot Desk Area
10B	30	SOLD	
10C	11	SOLD	
10D	11	SOLD	
10K	17.05	SOLD	
11	103		Kitchenette + Private Toilet
12	89	SOLD	Kitchenette

Byron CoLab on Arakwal Country – detailing

On the following page is the floor plan with current vacancies within Byron CoLab on Arakwal Country. More information on this large commercial space is available upon request.

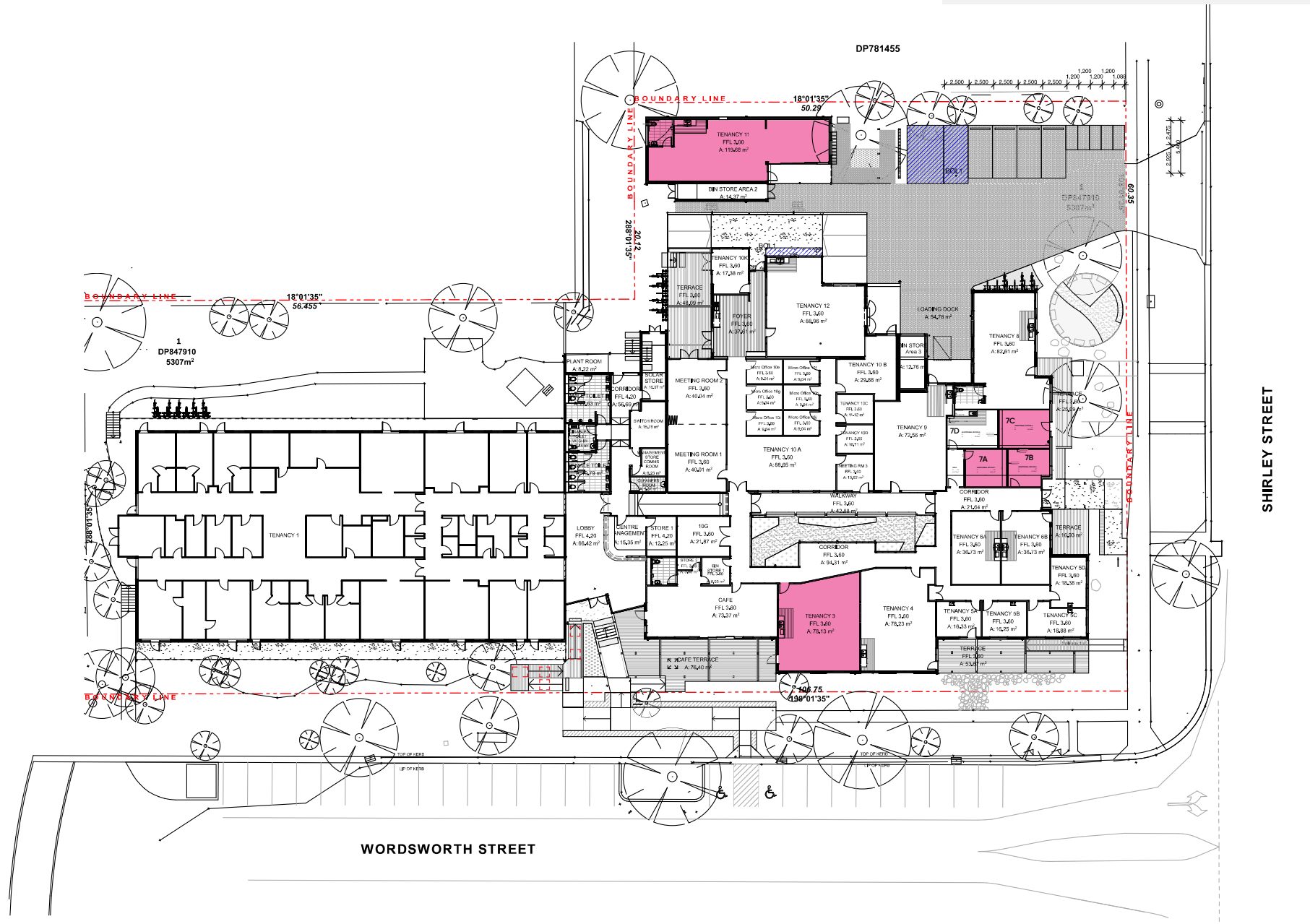
Rent rates

Commercial rents are available on application.

Discounted community rents are also available.



Remaining vacancies at Byron CoLab on Arakwal Country



Expression of interest in Byron CoLab on Arakwal Country

Organisation name _____

Organisation ABN _____

If your organisation is a not-for-profit, please copy a link to your latest **Australian Charities and Not-for-profits**

Commission entry. _____

Organisation address _____

Name and position of organisation's representative

Representative's phone numbers

Mobile _____ Office _____

Representative's email address _____

Organisation expresses interest in tenancy type

Type of organisation

Commercial

Community

Tenancy with sink required

Tenancy number interested in

Organisation is

Catering

Medical

Psychological

Allied Health

Other Health Services

Information

Aged Care

NDIS Provider

Arts Organisation

Cultural Organisation

Welfare Organisation

Other organisation or group

Briefly describe what other type of organisation you are

Estimated number of visitors per day _____

Are your staff willing to complete Arakwal Cultural Awareness training within 3 months of commencement?

Yes No

Expected hours of operation _____

The organisation named here has adequate Public Liability Insurance and is willing to provide copies of Certificates of Currency.

Yes No

Please provide two landlord references

Contact	Company	Phone	Email	Dates of Tenancy

Briefly describe your organisation's history (150 words)

Briefly outline the service/s your organisation will deliver from the Byron CoLab on Arakwal Country (150 words)

Briefly outline how your organisation will contribute to the vision and culture of the Byron CoLab on Arakwal Country (200 words)

The Byron CoLab on Arakwal Country is a for-purpose centre that connects people to their greatest potential and supports them to thrive. Briefly outline any in kind contributions your organisation is willing to make to the community. (150 words)

Indicate the number of staff you seek to locate at the Byron CoLab on Arakwal Country (15 words)

Please detail any conflicts of interest (150 words)

Financial details: Please provide Revenue, Expenses and Gross Profit for last 3 years

Year	Revenue	Expenses	Gross Profit