



TOP FLOOR



Australia's leading office leasing collection

KnightFrank.com.au/TOPFLOOR

Client Conversations:
Mirvac's Campbell Hanan

Workspace expectations
for the future

Dexus and Knight Frank
score major Flight Centre deal

Meet the team

We understand the importance of our relationships and the advice for which we are relied upon. That's why we have built a national leasing business made of local operators, experts in their fields, who work collectively for the benefit of you - our clients.



National

David Howson

Head of Office Leasing, Australia
+61 405 405 061
David.Howson@au.knightfrank.com

At Knight Frank, we have a comprehensive track record of concluding some of Australia's largest and most complex leasing transactions. This success can be attributed to our national platform that not only provides us unparalleled insight to the workings of today's occupiers, but the required relationships, opening the doors to conclude these transactions.



ACT

Nicola Cooper

Canberra
+61 423 773 479
Nicola.Cooper@au.knightfrank.com



NSW

Aaron Weir

New South Wales
+61 412 229 948
Aaron.Weir@au.knightfrank.com



NSW

Giuseppe Ruberto

North Shore
+61 413 059 492
Giuseppe.Ruberto@au.knightfrank.com



QLD

Campbell Tait

Brisbane
+61 404 087 089
Campbell.Tait@au.knightfrank.com



QLD

Mark McCann

Brisbane
+61 418 785 978
Mark.McCann@au.knightfrank.com



QLD

Tania Moore

Gold Coast
+61 439 034 025
Tania.Moore@au.knightfrank.com



SA

Martin Potter

Adelaide
+61 411 105 856
Martin.Potter@au.knightfrank.com



VIC

Hamish Sutherland

Melbourne
+61 439 033 612
Hamish.Sutherland@au.knightfrank.com



WA

Greg McAlpine

Perth
+61 412 923 775
Greg.McAlpine@au.knightfrank.com



WA

Ian Edwards

Perth
+61 418 917 019
Ian.Edwards@au.knightfrank.com

Contents

2	Meet the team
5	Welcome to TOP FLOOR
6	Australian office leasing market snapshot
8	Client Conversations: Mirvac's Campbell Hanan talks market influencers
10	One size doesn't fit all: Investa's David Cannington explains why
12	Workspace expectations for the future
14	Stop, collaborate and listen: one team approach
16	Dexus and Knight Frank score major Flight Centre deal
18	Q&A with Adelaide's Martin "Potts" Potter
20	Universities in office buildings: a new way of studying
22	Collaborative partnerships in construction: deep dive with Project One
24	Culture clash: flexible workspace, coworking & the future
26	Office Leasing listings
97	Sydney CBD office market research
98	Sydney North Shore office market research
99	Parramatta office market research
100	Melbourne CBD office market research
101	Brisbane CBD office market research
102	Adelaide CBD office market research
103	Perth CBD office market research
104	Canberra office market research



Latest content in the palm of your hand
KnightFrank.com.au/TOPFLOOR



Welcome to TOP FLOOR

Welcome to the fourth edition of TOP FLOOR, which showcases our prime listings around the country, along with an action-packed issue full of editorial features.

It has been an exciting year, reflecting back on the last 12 months, since I stepped into the national role last October. In this edition of TOP FLOOR, we focus on the changes to our Office Leasing business and highlight some of our recent successes.

Knight Frank Office Leasing continues to reposition itself in the Australian market, with a number of leadership changes to our National Executive team, including the addition of Aaron Weir, as the Head of Office Leasing, New South Wales. In Brisbane, Mark McCann has re-joined Knight Frank, working with Campbell Tait, as the Joint Head of Office Leasing, Queensland. Turning our focus to the west, Ian Edwards has been promoted to Joint Head of Office Leasing, Western Australia, working alongside Greg McAlpine.

Looking ahead, we have established the platform, with our leadership team comprising of 10 state and major market heads, all experts in their field.

Knight Frank continues to make strides to becoming the best employer of choice, attracting the best talent in the industry and developing career paths and training for our people. On that note, I am pleased to announce the yearly promotions of James Cutler (VIC) and Dan McGrath (ACT) to Director, and Seann Cash (NSW) and Nicholas Ritchie (QLD) to Associate Director. In August, Michael Nunan, Director of Office Leasing, Melbourne celebrated his 30 years' service milestone, along with Canberra's Dan McGrath, who reached 15 years in July.

In this edition of TOP FLOOR, we shine the spotlight on our NSW team, and focus on what changes we have made to strengthen our NSW business. In a short period of time, we've gained some great momentum and market share, with a new offering to our clients.

We get to know Senior Director, Head of Office Leasing, South Australia, Martin Potter, who has recently completed the pre-commitment lease at GPO Exchange to SA Government for Charter Hall for over 12,000 sqm. We also delve into the softer side of Martin, who participates in the annual SA Variety Bash in Car Mex, a charity that is close to his heart.

Around the grounds, I am delighted to report a number of exciting outcomes, including Giuseppe Ruberto's deal with Flight Centre at 60 Miller Street in North Sydney. We also take you through an in-depth analysis of the work undertaken with Central Queensland University (CQU) in Perth.

In our Q&A section, Campbell Hanan, Head of Office & Industrial at Mirvac discusses the key influences affecting our office markets in Australia. David Cannington, Head of Research & Strategy at Investa talks tenant engagement and retention, with a futuristic look into the use of office space and trends that are emerging now.

On the occupier side, we deep dive into workspace expectations for the future as Knight Frank's Project Management and Occupier Solutions professionals reveal five core areas swaying occupiers in their decision-making process. We also hear from Project One to learn more about collaborative partnerships in construction.

Finally, through our market-leading Research, we summarise each major office market across the country and share our latest paper on some of the most prolific changes to workplace design over the past five years – flexible workspace and coworking.

For further information on TOP FLOOR, or to discuss your office requirement, please contact our national team in your capital city.

As always, I trust you will enjoy our latest edition of TOP FLOOR, as much as we've enjoyed writing it.

Regards



David Howson

Head of Office Leasing, Australia

Australian office leasing market snapshot

Knight Frank Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs.

Perth CBD

- ↑ Total office stock (sqm) **1,768,957**
- ↓ Overall vacancy rates (%) **21.1%**
- ↑ Average prime face rents (/sqm net) **\$600**
- Average prime incentives (%) **45% - 50%**
- Average secondary face rents (/sqm net) **\$350**
- Average secondary incentives (%) **45% - 55%**
- ↓ Average prime sales yields (%) **6.5% - 7.5%**

Adelaide CBD

- ↓ Total office stock (sqm) **1,640,283**
- Overall vacancy rates (%) **15.3%**
- Average prime face rents (/sqm gross) **\$503**
- Average prime incentives (%) **34.9%**
- Average secondary face rents (/sqm gross) **\$371**
- Average secondary incentives (%) **34.1%**
- ↓ Average prime sales yields (%) **6.75% - 8.00%**

Melbourne CBD

- ↓ Total office stock (sqm) **4,550,598**
- ↓ Overall vacancy rates (%) **6.5%**
- ↑ Average prime effective rents (/sqm net) **\$402**
- Average prime incentives (%) **26%**
- ↑ Average secondary effective rents (/sqm net) **\$290**
- Average secondary incentives (%) **27.5%**
- ↓ Average prime sales yields (%) **4.75% - 5.25%**

Contact:

Jennelle Wilson

Senior Director, Research & Consulting
Mob: +61 407 632 064 Tel: +61 7 3246 8830
Jennelle.Wilson@au.knightfrank.com

KnightFrank.com.au/research

Brisbane CBD

- Total office stock (sqm) **2,279,725**
- ↓ Overall vacancy rates (%) **15.7%**
- ↑ Average prime face rents (/sqm gross) **\$730**
- ↓ Average prime incentives (%) **36%**
- ↑ Average secondary face rents (/sqm gross) **\$560**
- Average secondary incentives (%) **39%**
- ↓ Average prime sales yields (%) **6.38%**

Gold Coast

- Total office stock (sqm) **468,648**
- ↓ Overall vacancy rates (%) **11.3%**
- ↑ Average prime face rents (/sqm gross) **\$455**
- ↓ Average prime incentives (%) **17%**
- Average secondary face rents (/sqm gross) **\$375**
- ↓ Average secondary incentives (%) **13%**
- ↓ Average prime sales yields (%) **7.50%**

Sydney North Shore

- ↑ Total office stock (sqm) **822,496**
- ↓ Overall vacancy rates (%) **6.4%**
- ↑ Average prime face rents (/sqm gross) **\$734**
- ↓ Average prime incentives (%) **23%**
- ↑ Average secondary face rents (/sqm gross) **\$593**
- ↓ Average secondary incentives (%) **23%**
- ↓ Average prime sales yields (%) **5.25% - 6.25%**

Sydney CBD

- ↓ Total office stock (sqm) **5,086,316**
- ↓ Overall vacancy rates (%) **5.9%**
- ↑ Average prime face rents (/sqm gross) **\$1,127**
- ↓ Average prime incentives (%) **24%**
- ↑ Average secondary face rents (/sqm gross) **\$841**
- ↓ Average secondary incentives (%) **21%**
- ↓ Average prime sales yields (%) **4.5% - 6.25%**

Parramatta

- ↑ Total office stock (sqm) **406,332**
- ↓ Overall vacancy rates (%) **4.3%**
- ↑ Average prime face rents (/sqm gross) **\$606**
- ↓ Average prime incentives (%) **18.4%**
- ↑ Average secondary face rents (/sqm gross) **\$505**
- ↓ Average secondary incentives (%) **21%**
- ↓ Average prime sales yields (%) **5.95% - 7.00%**

Canberra

- ↑ Total office stock (sqm) **2,338,050**
- ↓ Overall vacancy rates (%) **11.4%**
- ↑ Average prime face rents (/sqm gross) **\$463**
- ↓ Average prime incentives (%) **19.5%**
- ↑ Average secondary face rents (/sqm gross) **\$401**
- ↓ Average secondary incentives (%) **24%**
- ↓ Average prime sales yields (%) **6.75% - 7.00%**

Client Conversations: Mirvac's Campbell Hanan talks market influencers

With over 20 years' industry experience, Campbell Hanan is responsible for the strategic direction and leadership of the Mirvac Office & Industrial (O&I) department, controlling assets of over \$7 billion.

Campbell also has responsibility for Mirvac's O&I managed funds, development pipeline, and integrated asset and property management functions.

Looking across the major office markets, where do you see the most opportunity for owners?

We see good opportunities for rental growth in the key cities of Sydney and Melbourne, which in turn should continue to deliver attractive internal rate of returns (IRR).

What do you look for in an office market when investing/developing?

We focus on a number of data sets when thinking about our asset allocation strategy. Vacancy tends to be the dominant data point which correlates to rent growth and yield, so forecasting demand and supply inputs to deliver a vacancy expectation is a key focus for us. Overlaying this we use our expertise in development to set the economic rent required to deliver new buildings in all office markets. This helps us to set a "glass ceiling" for rents in each market and allows us to analyse the level of future rent reversion in each market. We also spend a lot of time focusing on future yield on cost metrics and the percentage of net operating income offset by capex as part of the buy/hold/sell decision.

Comparing the property market to the stock market, is now the time to 'sell', 'hold' or 'buy' in each of our major office markets?

Real estate still offers attractive total returns relative to other asset classes with risk premiums to bonds still in-line with historical spreads. All asset classes have been adjusting to a low growth, low interest rate and low inflation environment. IRR's have adjusted down in most asset classes in response to the low interest rate environment. The fixed rental increases in our lease structures in office do offer an attractive growth profile on a relative basis.

Which, if any, of the major office markets, would you invest heavily in over the short term?

We have tended to invest the majority of our office allocation to Sydney, Sydney fringe and Melbourne. Depth of tenant market, composition of workforce, population growth, supply and demand

David Howson caught up with Campbell Hanan to discuss the key influences affecting our office markets in Australia.



fundamentals driving rental growth, replacement value and higher/better use opportunities with residential conversion, make these markets stand out in the short term. We do like Melbourne, when we also consider the rent spread between Sydney and Melbourne and the rent spread between Melbourne and its suburbs relative to Sydney and its suburbs. This makes the likelihood of recentralisation a consistent theme for the Melbourne market.

What will be the greatest influence on technology in the workplace moving forward?

Technology will play an increasingly important role in how larger and more sophisticated tenants think about their office footprint. Data tracking of space utilisation over the course of a day, week and month will allow tenants to understand their core space needs with an ability to grow on an informal as needs basis. Owners who are prepared to invest in the technology backbone and offer data analytics will become more relevant. Obsolescence of those buildings unable to deliver the technical retrofit will become a feature of future markets. Our aim is to ensure our asset base remains relevant and we continue to make the necessary investments in technology. Having a significant proportion of our portfolio being new buildings, we have already built the necessary technology into our base case to ensure our risk of obsolescence is minimised.



One size doesn't fit all: Investa's David Cannington explains why

David Cannington, Head of Research & Strategy Investa Property Group

TOP FLOOR | 10

Divergent office market drivers will create multi-speed conditions across locations, quality grades and individual assets in the coming years. Combined with current trends which are driving more flexible lease arrangements and higher-spec office fit outs, these conditions will intensify the need for office owners to respond to rapidly changing tenant requirements now more than ever.

Consistent structural trends...

All office markets are facing similar structural trends, or disruptions, which include providing improved amenity, higher technological capability, lease flexibility and offering health and wellbeing or sustainability requirements. However, these changes are being experienced to varying degrees across Australian office markets, based on specific market characteristics or cyclical factors.

For example, Knight Frank Research has been a leader in identifying co-working as a strong growth market in Australia, particularly in Melbourne fringe office markets and secondary grade CBD office space. However, this trend is still in the early growth phase and has had limited impact on the prime CBD office market. This is largely due to the higher price point and strong long-term lease demand for prime space across most markets.

... but varying cyclical pressures

Cyclical market conditions will also play an important role in driving varying rates of change to structural trends. That is, markets such as Brisbane and Perth will maintain spare office market capacity for some time yet, while vacant space in Sydney and Melbourne will decline further. In particular, further tightening in Sydney CBD office market conditions in the coming years, in part reflecting the impact of withdrawals of secondary office space for Metro Rail development, are likely to moderate the opportunities to adapt to some structural trends.

In contrast, vacancy in Melbourne CBD will increase from 2019, challenging the secondary and backfill office market to attract tenants with a surge in the availability of new prime office. Consequently, softer cyclical conditions may drive a stronger response to structural trends to attract tenants.

Know your market

The composition of the office tenant market will also have a bearing on the rate of change for structural trends. For example, markets such as Brisbane and Canberra, with a higher share of government tenants, may need to meet stricter environmental and sustainability specifications. Sydney and Melbourne – with a larger exposure to specialist business services and multinational businesses – are expected to provide high-spec media and technology capabilities.

In contrast, open plan co-working space will be more amenable to markets with a significant presence of specialist business services such as IT and marketing, while markets and districts that have a strong legal presence are likely to have a slower take up.

Choose what not to do

Michael Porter, a leading US academic in business strategy once said, “the essence of strategy is choosing what not to do”. In the broad range of market conditions and consumer preferences there is a temptation to cater for all choices. However, in this environment aligning business strategy with a core brand is critical. That is, tenants recognise and relate with what a brand represents and offers.

At Investa, that involves leveraging its competitive advantage as an office sector specialist, and providing a leading tenant service offering with an end-to-end office management model.

About investa Research

Investa Research focuses on understanding the drivers and analysing the movements and trends within the Australian commercial office market. The research function is fundamental in guiding group investment strategy and decision making, as well as providing a competitive advantage through insightful analyses and forecasting.

The research team publishes regular updates on the performance of the major Australian office markets, as well as occasional papers and reports examining a broader scope of topics that may be of interest to investors and other Investa stakeholders.

About investa

Investa is a leading Australian real estate company managing more than A\$10 billion of quality office real estate. As a specialist office manager of commercial office buildings, Investa manages more than 40 assets in the key Australian CBD markets on behalf of ICPF, the ASX-listed Investa Office Fund (IOF) and private mandates. Its end-to-end real estate platform incorporates funds, asset, property and facilities management, development, sustainability, capital transactions and research.

Investa strives to be the first choice in Australian office, by delivering consistent outperformance for its investors and exceeding the expectations of its tenants and staff, while remaining an industry leader in sustainable building management and responsible property investment.

Workspace expectations for the future



Chelsea Anstee, Leasing Executive, Office Leasing, Knight Frank

Today, End of Trip Facilities, NABERS ratings and 'activated' lobbies have transcended from buzzwords to basic minimum standards for 'A' and even 'B-Grade' office buildings. Occupiers of the future will select their next office headquarters based on a whole new set of criteria, with expectations of ever increasing service standards from building owners as 'workspace as a service' grabs the property industry. Knight Frank's Project Management and Occupier Solutions professionals have identified five core areas which are evident as a growing necessity to attract quality occupiers to commercial buildings.

Higher occupational densities

ABW and agile working are now well entrenched, with large scale multi-floor fitouts being designed to account for the fact that not all employees will be using the space at one time due to annual leave, meetings, sickness, and other factors which require people to be out of the office. By creating flexible working arrangements, businesses are able to work their real estate portfolios harder and 'sweat' their space, creating spatial efficiencies and therefore cost savings. This is a logical step with as many as 50% of employees 'off site' at any one time in many companies, meaning that only half of the office space is put to productive use. Fujitsu Facilities Manager, Sigrid Mann says these initiatives have saved the company in effect of \$2 million p.a. "The solution has dual benefits for Fujitsu – it is helping to improve work/life balance for our employees and reducing the amount of space we need to lease in higher cost CBD areas."

But occupiers need to make contingencies for those times when a high proportion of employees are at the office at the same time, which in many cases means an occupational density which is in excess of the 1 person to 10sqm that the majority of Australian office buildings can accommodate. Accommodating higher densities for prolonged periods requires upgrades to the essential services, such as air conditioning, bathrooms and fire exits to accommodate more bodies. This burdening financial consideration for tenants presents a huge opportunity for landlords trying to attract multi-floor tenants. "Owners are yet to catch on that new buildings that achieve higher occupational densities are becoming more attractive to occupants," says Cleo Vaughan, Director of Project Management at Knight Frank, who believes tenants will opt for a pre-provisioned building any day of the week.

John Preece, Head of Occupier Solutions at Knight Frank, goes one step further "Designing a modern Premium or A-grade building to only accommodate 1 person to 10sqm is designing for immediate building obsolescence. It's nonsense. Overseas, quality developments are already being designed to accommodate 1 person to 8sqm, and in my view we should be heading towards a minimum of 1 person to 6sqm. Coworking operators are the fastest growing industry sector in Australia at present, and they occupy at an average of 1.5sqm to 1.7sqm, and with the uptake of agile workspace design by the majority of major corporates in Australia high density occupation is key".

Shorter and more flexible lease terms

Companies are demanding ever increasing lease flexibility and shorter lease terms as they struggle to predict the future growth – or rather 'fluidity' – of their businesses. The reality is that the pace of change in life and business alike, cannot be matched by the archaic lease term requirements for a 5 to 10 year commitment with limited ability to expand and contract. This is in direct conflict with the requirements of institutional property investors who require long term stable leases with steady, growing income.

"Competition from platforms such as LiquidSpace, along with the rapidly growing coworking sector will put pressure on building owners to facilitate this flexibility, potentially creating valuation challenges as the Weighted Average Lease Expiry (WALE) of assets becomes ever shorter. This could lead to a re-defining of core valuation principles relating to office buildings. Companies simply won't act as an investment commodity forever," says John.

This business fluidity is another factor fuelling the take up of agile workspaces and coworking, as both can accommodate growth and contraction in a way that a traditional workspace simply cannot.

'Flex' spaces

Commercial buildings that can assist offload tenant's requirements for more meeting space or project team space is a genuine positive when shortlisting future premises. Dexus, for example has created Dexus Place, which offers shared meeting spaces which can be used by Dexus tenants for a fee, thereby meaning that tenants don't have to build expensive meeting rooms and VC facilities which have a significant capital cost and take up valuable NLA, whilst often being used infrequently. ISPT, GPT and Investa have similar concepts for their tenants.

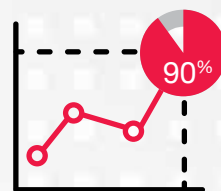
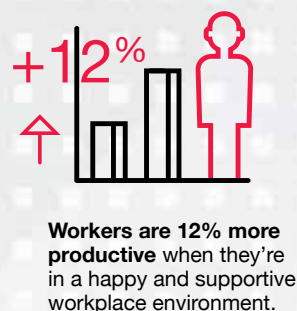
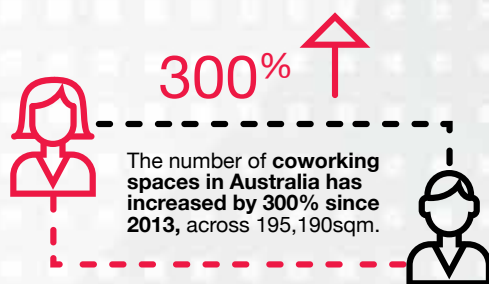
Fujitsu requires 'town hall' space four to five times a year and understandably don't want to commit to large areas of floor space which, will go widely unused for the rest of the year. "Having the ability to book a space within the building, so that staff are not travelling to offsite venues is a great advantage," says Sigrid.

Health and wellbeing initiatives

Premium and A-Grade building owners are taking the work/life integration to a whole new level and appear increasingly able to offer tenants everything but a bed.

Wellbeing is one of the fastest growing global trends in design. With the release of numerous reports and tools from groups, such as the International WELL Building Institute and the Global Wellness Institute, it has been suggested that we can use design to promote wellbeing in the workplace. The basis behind the WELL rating is focused on the wellbeing of building occupants,

WORKSPACE EXPECTATIONS



Commonwealth Bank's bespoke built headquarters in Sydney include:



- Sporting Facilities
- Open Spaces
- Specialty Retail

- Child Care
- Gymnasium
- Cafes

- Bars
- Restaurants

which includes 102 performance metrics focused across seven concepts including air, water, nourishment, light, fitness, comfort and mind interventions.

While buildings that adopt a high NABERS rating benefit corporates in terms of reduced operating costs, WELL buildings differ. Companies benefit from higher productivity levels from staff, reduced absenteeism, increased employee engagement and attraction and retention of staff through the increased amenity offering.

"Without a doubt, the occupiers we work with are looking beyond the quality of the physical building fabric, and seeking out service and amenities as key differentiators. Quality EOTF are now taken for granted, but buildings which offer gymnasiums, fitness classes, yoga, meditation, and the like are viewed very favourably," says John.

End of Trip facilities have advanced well beyond the basement bike rack and shower scenarios to five-star hotel-standard health clubs. The new wave of award-winning EOTFs offer users lounge areas and private suites each containing a shower, toilet, towel service and products.

Better building management and service

'Back to basics' is the final message from occupiers. In every part of life, services standards have been lifted to high levels, and this sets the expectations of how property owners will interact with their tenants. Quality service is key.

"Gone are the days of the adversarial landlord / tenant 'relationship' where a tenant would have to complain and threaten the withholding of rent to get the simplest repairs undertaken. Landlords have to be service providers, and tenants are customers. Workspace is a service now, and landlords should ignore this at their peril," says John.

Landlords are increasingly introducing technology to manage occupier requests and maintenance orders. However, it's without surprise that tenants want to just pick up the phone and talk to a human when issues arise. "Having a great, responsive property manager is gold!" says Sigrid. "The buildings where we have the best relationships with the owners is where we have a 15-minute catch up once every 5-6 weeks." Without having put much emphasis on a concierge service in the past, Sigrid has been extremely impressed by the offering at Fujitsu's Perth headquarters, Exchange Tower at 2 The Esplanade. "The concierge team have such a positive impact on the tenant experience. Nothing is too much trouble, even lending out umbrellas, if staff get caught out or blankets to sit on, if staff want to have lunch in the park – small touches that encourage staff to get out of the building during the day, which lifts the overall service to another level."

Stop, collaborate and listen: one team approach

David Howson, Head of Office Leasing, Australia, Knight Frank



David Howson stepped into the newly created role of Head of Office Leasing for Australia last October, with a clear objective to strengthen New South Wales, which has been a focus of the business for some time. David talks about the changes he has made over the last 12 months, including new hires and restructuring the team to provide a cohesive 'one team' approach to our clients.



Having survived my first full year in Sydney, now is an exciting time to be part of the NSW Office Leasing business, the seeds sown over the last 12 months are finally starting to shoot, which is both encouraging and exciting.

Last November, Giuseppe Ruberto was promoted to the role of Senior Director, Head of Office Leasing, North Shore and under Giuseppe's leadership, the North Sydney Office Leasing team continues to position itself, as the market-leading team on Sydney's North Shore. Giuseppe has been a mainstay of the North Sydney operation, with over 12 years' experience in Office Leasing, having started with Knight Frank in 2005 in Asset Management Services.

Adding depth to the existing North Shore team, Kyle Cully, Associate Director relocated from our Brisbane office to North Sydney in January, working alongside Senior Director, Giuseppe Ruberto and Associate Director, Steve Clapham. Kyle has successfully made the transition into a new market and over a short period of time, reconnected with his Sydney-based Brisbane clients. Kyle has also concluded a number of transactions, including introducing Ardent Leisure to 60 Miller Street in North Sydney.

Capitalising on new opportunities on the North Shore, coupled with limited current vacancy in Western Sydney, we have increased Giuseppe's remit to a wider NSW Metropolitan role. Under this new leadership structure, Director, Tom Bartlett and Associate Director, Alan James have expanded their geographical spread to include the major Business Park markets, including North Ryde, Macquarie Park and Rhodes. This new structure allows us to better service our clients and current appointments.

From July, our South Sydney office now encompasses Office Leasing, providing a full suite of Agency services to both our institutional and private investor clients. Associate Director, Nick Sinclair leads this team of two, working alongside Executive, Jessica Pankiw who has been promoted from an Analyst role. Our South Sydney team will also focus on the City Fringe office markets, working in collaboration with the Sydney CBD team. With the addition of South Sydney, this provides us with greater depth, with coverage across NSW in the Sydney

CBD, North Shore, Western Sydney and now, the Southern Suburbs and City Fringe.

Knight Frank is committed to becoming the best employer of choice, attracting the best talent in the industry and most importantly, developing career paths and training for our people. Executive, Chelsea Anstee transferred from the North Sydney team to the Sydney head office, and will focus on the Sydney CBD brokerage market.

In June, we welcomed Senior Director, Aaron Weir to the Head of Office Leasing, NSW, following 23 years at Colliers. Aaron is a Sydney CBD and major asset repositioning specialist and having Aaron's expertise is an invaluable asset, which is proving our point of difference with clients, complementing our existing team of professionals and skill sets. With Aaron now on board, this has facilitated a gradual transition, allowing me to step away from state based duties to focus solely on running the national Leasing business, where strengthening NSW remains the clear objective.

Our clients have started to notice greater collaboration between our teams in NSW, we're coming together as a cohesive 'one team', with a new offering to clients, who see our values aligning with theirs.

Testament to just how well our NSW Leasing business is performing, some notable transactions of late include: 3,017 sqm at 80 Pacific Highway, North Sydney leased to Broadspectrum; 2,686 sqm at 30 The Bond, Sydney leased to IOOF; 1,491 sqm at One Wharf Lane, Sydney leased to Spotify; 1,243 sqm at Gateway to Gadens; and 1,172 sqm at 60 Miller Street, North Sydney leased to Ardent Leisure – to name just a few.

Moving forward, we have laid the foundation with a new leadership structure for NSW Leasing, where we are seeing an abundance of new opportunities for stock coming on in 2020 and beyond. We're looking to build on the great momentum and market share we've gained in recent months, there are exciting times ahead in NSW, and we're only getting started.

Dexus and Knight Frank score major Flight Centre deal

A customer of Dexus announced they would be leaving 60 Miller Street, North Sydney, Dexus worked with Knight Frank to secure a major occupier with a focus on minimising downtime.

“They elected to forgo a tenant adviser and work with us directly, which was a unique opportunity for us.”

Following an exhaustive twelve-month search for new office space in Sydney, Australia's largest retail travel group, Flight Centre, turned to Knight Frank for help. Having recently moved into its brand new Southpoint headquarters thanks to Knight Frank Brisbane, Flight Centre enlisted Knight Frank to assist with their Sydney premises search.

Bypassing a tenant advisor, Flight Centre elected to work directly with Knight Frank, namely Giuseppe Ruberto, Knight Frank's Head of Office Leasing, North Shore, following an introduction to Clay Novello, National Head of Property by Senior Director in Brisbane, Andrew Carlton.

“Flight Centre's existing relationship with Knight Frank's Brisbane team gave us a huge advantage. They were so happy with the deal they secured in Brisbane that they entrusted us with their Sydney search. They elected to forgo a tenant adviser and work with us directly, which was a unique opportunity for us.

“Having been in North Sydney for over 15 years, Flight Centre wanted to stay in the area, but they had a very short timeline - needing to move by early 2018 - which didn't leave many options. So when we realised that Carnival were vacating 60 Miller Street, it was like the stars had aligned.

“60 Miller Street, really ticked all the boxes when you looked at their Brisbane office, which offers large floor plates, connectivity



Giuseppe was awarded the 2017 Dexus Leasing Transaction of the Year.



“When we realised that Carnival were vacating, it was like the stars had aligned. It really ticked all the boxes.”

via internal stairs, the existing call centre fit-out and a separate dedicated entrance off Mount Street. Immediately, we felt like we'd identified the right property for them and started working with Dexus to develop a proposal.”

Working in collaboration with Knight Frank, Dexus' Head of Office Portfolio, Andy Collins and Asset Manager, Jo-Ann Hawkings were very hands on during the deal. Attending all the meetings and even flying to Brisbane to meet with Flight Centre, the Dexus team did everything they could to allay any fears during the negotiations.

Mr Collins explains, “The fact that we had a blue-chip tenant such as Flight Centre interested in the premises so soon, it was a coup for us. So of course, we worked quickly to secure Flight Centre as the new major tenant, ensuring that 60 Miller Street met all their requirements.

“We have an excellent relationship with Giuseppe and the North Shore team and it was great to work so closely with them to get this deal off the ground.”

In the three months since appointing Knight Frank, the deal was complete. Dexus had secured a new, blue-chip tenant, Flight Centre had found the perfect office space, and Knight Frank's North Shore team had secured the largest unrepresented North Shore transaction in several years.

Giuseppe said the team's close working relationship with Dexus is what helped secure the deal.

“Andy and Jo-Ann were present at every meeting, they were flexible in their negotiations, and did everything they could to get the deal over the line. It's been such a pleasure to work with Dexus so closely, and I'm extremely proud that we've been able to turn a major deal around so quickly with minimal downtime and capital expenditure. A win-win for all parties.”

After some refurbishment and refinement of the floor space at 60 Miller Street, Flight Centre will relocate about 400 staff into their new Sydney premises from early 2018. Having signed an eight-year lease, comprising around 6,566 square metres, the Brisbane-based travel company will occupy just over 30 per cent of the building's net lettable area.

The new North Sydney office will be Flight Centre's second-biggest corporate site after its Brisbane headquarters, which covers a massive 30,000 square metres at Southpoint, 275 Grey Street, South Brisbane.

Flight Centre - which operates about 42 brands including Cruiseabout, Escape Travel, Liberty Travel and Student Flights - is growing its head count by about eight to 10 per cent annually.



“It's been such a pleasure to work with Dexus so closely, and I'm extremely proud that we've been able to turn a major deal around so quickly with minimal downtime and capital expenditure. A win-win for all parties.”



Martin Potter is a Senior Director and Head of Office Leasing for Knight Frank in South Australia. With over 23 years' experience in office leasing at Knight Frank, Martin leases major office assets for both private and institutional clients, as well as providing strategic consultancy for major clients.



Q&A with Adelaide's Martin "Potts" Potter

About your career...

What did you do before getting into commercial real estate?

I went straight from school to UniSA to study Valuation and spent two years as a trainee Valuer with AMP.

How did you get your 'foot in the door' at Knight Frank?

I started at Baillieu Knight Frank in 1989 in City Sales, working for Chris Monaghan and David Woolford. After stints with Chris Monaghan at Sallmanns and Hooker Corporate in City Sales, I found myself back at Knight Frank Hooker in 1994. However, during my second stint at Knight Frank, I saw the light, moving to Office Leasing, where I am now a Senior Director, Head of Office Leasing, SA.

What qualities does someone need to be a successful leasing agent?

Persistence and honesty. Don't be afraid to give clients tailored advice and direct feedback. A good memory also helps.

What do you enjoy about leasing?

Although market conditions change, leases always expire, allowing us to help occupiers through the various lease cycles. Over time, I've transacted with multiple tenants I placed several times over.



What have been some of your highlights?

New buildings are always exciting and I have been fortunate enough to be involved in quite a few project leasing assignments. Most recently, Charter Hall's development at GPO Exchange for 24,000 sqm. Construction of the new development commenced in September 2017, with completion expected in mid to late 2019. The SA Government – Attorney General's Department has pre-committed to 12,188 sqm.

Tell us about your best deal this year?

This is not my biggest deal this year, but I am pleased with the result achieved at 24 Flinders Street, Adelaide. The asset was bought by a private client and leased to a Barristers Chambers prior to settlement of the sale. I knew all parties personally and brought them together to do the deal. It is great when it all comes together, where you can structure a deal by bringing parties together to achieve a mutually successful outcome.

Now on a more personal note...

Tell us what you get up to on the weekend...

As a father of two girls, weekends are not really mine, but time spent with the family. But, when I do get some spare time, I am a big Adelaide Crows fan and although the 2017 AFL Grand Final was a disappointing result, we will be back next year.

20 years from now, where will we find Martin Potter?

Long time retired and near the beach.

What's your idea of absolute happiness?

With a group of mates, each year I participate in the SA Variety Bash, which is a huge amount of fun travelling around the South Australian outback in Car Mex. Over the last five years, we have raised in excess of \$150,000 for children who are sick, disadvantaged or have special needs.

If you could do another job, what would it be?

Wine taster. Some would say, I already do this part-time.

What's one thing about you that would surprise people?

I am not Martin "Pottz" Potter, the 1987 World Champion Surfer, although I wouldn't mind that trophy on my CV.

How do you switch off?

Reading fiction and watching sport.

Universities in office buildings: a new way of studying

Greg McAlpine, Senior Director, Joint Head of Office Leasing, Western Australia, Knight Frank

Fortunately Perth's CBD was struggling with relatively high office vacancy levels at the time and Knight Frank had been driving an ambitious campaign to replace the state's mining and resources boom with an innovation and education boom.

The two parties came together to transform a one-time office building in the very centre of the CBD and just a few hundred metres from the Swan River into a brand new campus.

The building owner and CQUniversity spent millions of dollars to refurbish the building and fit-out CQUniversity's four floors of the seven-storey office building at 10 William Street.

The university then commenced operations at the beginning of the 2017 academic year.

The building project was a challenging one, both operationally and logistically, combining three regionally-based study hubs, a strengthened partnership centre and a new campus into the existing building.

One of the biggest structural challenges involved installing brand new air conditioning and all new wiring, as well as upgrading fire boosters, fire egress and then conforming to Class 9B requirements for educational purposes.

Knight Frank's Greg McAlpine said CQUniversity's vision had been perfectly executed and provided an adaptive re-use of the building to capitalise on its ideal location with close proximity to train/bus stations and all the amenities of the CBD, including shopping, restaurants/cafes etc.

He said the key attractions of a CBD campus for CQUniversity were the close proximity of public transport and other amenities and the opportunity to expand for future growth.

CQUniversity's Associate Vice-Chancellor for Western Australia, Professor Trevor Davison said the university was delighted with its facilities and the impressive presence it had in the heart of the Perth CBD.

He said the campus featured a range of modern and collaborative learning and work spaces, as well as a library and lounge facilities, which was proving ideal for students popping in between work commitments in the CBD.

The University is currently offering Hospitality Management, Business, preparatory programs and some postgraduate programs face-to-face, with Echocardiography coming on-line for 2018.

Sonography can be started via distance mode with residential schools on campus before going face-to-face from 2018. For supported distance education, the campus provides a wide range of programs including Nursing, Accident Forensics, Engineering, Project Management and Healthy Ageing.

CQUniversity's Interim Vice-Chancellor, Prof Hilary Winchester said the University aimed to complement offerings of other WA institutions by engaging with communities throughout the State.

She said the university's growing national footprint enhanced its reputation as Australia's leading regional university.

"Our community engagement focus means we expand where local communities have expressed a desire for additional educational opportunities," Professor Winchester said.

"We already have over 500 distance education students in WA and we are looking to enhance our 'supported distance education' for current and prospective students, while offering a number of face-to-face programs on campus in Perth.

"We're known for being engaging and supportive and catering for many students who are the first in their family to enrol in higher education."

The announcement of the new CQUniversity Perth campus is the latest development in the University's expansion into the West following the opening of new study centres in Busselton and Broome and a refurbishment of an existing site in Karratha.

In addition to CQUniversity's move into the Perth CBD, there have been a number of other educational moves, including Curtin University expanding its CBD campus by bringing in their law school to Murray Street and St Georges Anglican Grammar School (High School) opening at 50 William Street.



When CQUniversity planned to open a campus in Perth to capitalise on the state's strong market for distance education, it was very clear where they wanted to be located - right in the heart of the city.



Collaborative partnerships in construction: deep dive with Project One

Cleo Vaughan, Director, Project Management & Building Consultancy, Knight Frank
Pip de Rohan, CEO, Project One



TOP FLOOR | 22 |

At Knight Frank, within our Project Management and Building Consultancy (PMBC) division, we are constantly striving to provide our clients with the best project outcomes. We act as pure project managers, which means we have no affiliation with any contractors, consultants or suppliers as this enables us to always act in the best interests of our clients. That said, our project management philosophy is that successful projects stem from successful relationships and by building an excellent project team.

We pride ourselves on the strong relationships we develop with the skilled consultants and contractors that we procure for our clients. Gone are the days of establishing an 'us' and 'them' culture between the client team and the contractor; our approach is team orientated. Instead we often recommend the construction works are procured with Early Contractor Involvement ('ECI'), to reap the benefits of a collaborative approach of combined expertise offers.

**In this article, we asked
Project One's Pip de Rohan to
offer his take on the benefits
of ECI from the contractor's
perspective.**

**Project One is an established
Construction Management
firm specialising in the
delivery of commercial
interior fit out and
refurbishment projects across
Australia (\$30m turnover).**

In a property world that is becoming more dynamic and more sophisticated by the week, the opportunity to maximise returns through re-brand, design, fit out and refurbishment initiatives by engaging in collaborative partnerships has never been more accessible.

The selection of highly-skilled teams, together with careful consideration for the best construction delivery model, now represents one of the greatest opportunities to realise the real potential invested in commercial property upgrades.

There is a distinct move towards more hybrid project procurement models, that utilise Early Contractor Involvement ('ECI'), made evident as the competition for co-working, flexible workspace solutions, flexible leases, activation of common property and increased occupancy rates continues.

Although the industry standard procurement models, such as traditional lump sum, or Design and Construct (D&C), continue to be used there is certainly more strategic, rewarding and meaningful collaboration between project managers and construction managers taking place. The Early Contractor

Engagement of a qualified building contractor, formal or otherwise, can add significant value to the outcomes of the project as the team innovates together to bring their back-end expertise to the front end of the project.

The coming together of landlords, project managers, designers, clients, contractors and even innovators with the same mindset provides a unique pool of expertise and a unique opportunity to ensure that the commercial return for investors exceeds expectations.

The value of ECI can be measured through accelerated timelines, early design resolution, value-engineered solutions maintaining the design intent and efficient delivery methods. In this instance, the whole is most certainly greater than the sum of all its parts and can be measured in both tangible (commercial) and intangible (experiential) terms.

The more progressive clients managing capital expenditure across multiple projects are streamlining their procurement process. They are inviting contractors and consultants the opportunity to sit on a preferred panel of service providers following a rigorous review process of their respective capabilities. This progressive model ensures retention of the intellectual property, and retention of value-add initiatives and key learnings, through dedicated teams delivering to Key Performance Indicators (KPIs) and even financial incentives out-performing those KPIs.

We can also see examples of hybrid business models, with construction firms offering multi-disciplinary services in response to the ever-changing market. They might include interior design, services design (mechanical, electrical, fire and hydraulics), design management, furniture procurement management or graphic design. As a result, such contractors are being engaged on a more consultative basis by project managers based on their unique set of skills and holistic delivery experience.

The term 'fast-track' has never been more relevant as landlords look to accelerate programs by integrating make-goods, building upgrades and spec fit outs all at once – saving on professional fees and contractors' preliminary costs. For the smaller Design & Construct projects (circa 200 sqm > 1000 sqm) there are now very competitive lead times for the availability of fit-out products to a high level of design specification – often available in stock or within a matter of days. As such, more projects are being designed by price with designs that will certainly outlast the term of the lease.

For seven years Project One has delivered commercial office/ industrial construction projects under traditional delivery models (Lump Sum, Construction Management and D&C) but in the last two, we have engineered our capabilities to meet the requirements of the changing market. As a result, we now also have expertise to deliver major fire upgrades and to professionally manage D&C for mechanical, electrical and hydraulics, in addition to our core skill of construction management.

Project One has a wealth of experience working with landlords, project managers, architects, designers and tenants alike, inviting early to push the envelope of what is possible to achieve the very best outcomes for the project. Such clients include Dexus, Grimshaw, April Group, Fortius, Mirvac, Coombes Property Group, UBER, Trip A Deal, and of course Knight Frank to name a few.

Culture clash:

flexible workspace, coworking & the future



Kimberley Paterson,
Associate Director,
Research & Consulting,
Knight Frank



John Preece, Head of
Occupier Solutions,
Australia, Knight Frank

In *Culture clash: flexible workspace, coworking & the future*, Knight Frank's Kimberley Paterson and John Preece assess the drivers behind the significant shifts in the way that individuals and business occupy commercial office space, comment on the explosion of the coworking industry, providing rationale for why we firmly believe that coworking is here to stay, and indeed will continue to expand at a rapid rate.

Over the past 20 years, the workplace has rapidly evolved since the popularity of the open plan office in the 1990's. The rise of activity based / agile working (ABW) and the more recent phenomenon of coworking have been the two most prolific changes to workplace designs over the past five years.

While workspace evolution has historically been gradual, it can be radical as seen with the recent explosion of the global coworking industry, which has captured a previously untapped market. The prevalence of ABW has been gradual over the last 10 years but is now fast becoming the norm. In turn, the concept of less personal space, and the sharing of common spaces that ABW brings, has revolutionised the way the workplaces operate and has been instrumental in the evolution of coworking.

Summary:

- Generational shifts are shaping our working environments with 24% of Millennials currently in senior positions. By 2025, Millennials will represent 42% of the Australian workforce.
- The rise of activity based / agile working and the more recent phenomenon of coworking have been two of the most prolific changes to workplace design over the past five years.
- In Australia, coworking has gathered significant momentum over the past three years, with the number of spaces increasing by nearly 300% since 2013.
- Today Australia is home to 309 coworking spaces across six capital cities totalling 193,190 sqm equivalent to 0.6% of total office stock.
- This industry is anticipated to expand by at least 35% over the next 12 months with a number of international operators looking to establish their footprint here in Australia.



Read **Culture clash** on
KnightFrank.com.au/TOPFLOOR

FOR LEASE NSW



LAST REMAINING FLOORS AVAILABLE

One Wharf Lane, 161 Sussex Street, Sydney



A spectacular harbourside development creating new standards for boutique office space. Located close to Darling Harbour, King Street Wharf, Town Hall Station and the Barangaroo precinct.

Key features include:

- Brand new high rise office space
- Panoramic 360 degree harbour and city skyline views with optimal natural light
- Dedicated office entry with three lifts servicing Levels 17 to 25
- 745 sqm floor plates
- Potential for prominent sky signage
- Part of an exciting development adjacent to Australia's largest hotel by room size
- Work, rest and play within a 24 / 7 city block – a flexible workspace for local and international occupiers



NLA
6,700 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

Robin Brinkman

- +61 449 176 070
- Robin.Brinkman@au.knightfrank.com

Tina Raftopoulos

- +61 498 880 944
- Tina.Raftopoulos@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
23	745	POA	IMMEDIATE
24	745	POA	IMMEDIATE
25	745	POA	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



TOP FLOOR | 27





ICONIC OFFICE TOWER IN THE HEART OF THE CBD

Angel Place, 123 Pitt Street, Sydney



This iconic Sydney A-Grade CBD building adds a stylish dimension to the city skyline. Angel Place provides close proximity to CBD amenities and easy walking distance to all major public transport, including Martin Place Railway Station, Wynyard bus / rail interchange and Circular Quay.

Angel Place offers tenants a very efficient floor plate coupled with excellent on-site facilities, including a fully licensed café / restaurant and new end of trip facilities.

-  **NLA**
42,271 sqm
-  **Grade**
A
-  **Parking**
Yes
-  **NABERS Rating**
4.5-star NABERS Energy rating

Contact Details:

Robin Brinkman

- +61 449 176 070
- Robin.Brinkman@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
25.03	212	POA	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



MIDTOWN A-GRADE HIGH-RISE OFFICE SPACE






175 Liverpool Street, Sydney

175 Liverpool is a 30 level A-Grade office tower located at the southern end of Hyde Park. The total office area is approximately 48,000 sqm with typical floor plate sizes averaging 1,600 sqm.

Key features include:

- Dedicated office entry with ground floor Concierge services
- Ground floor retail including The Naked Duck restaurant / café
- Stunning harbour views across Hyde Park to the north and uninterrupted views to the south
- Hyde Park across the road housing Museum Railway Station (access on Liverpool Street)
- Close proximity to World Square shopping precinct, Museum and Town Hall Train Stations
- Bicycle parking located within the basement parking levels
- Refurbished end of trip facilities – shower and locker facilities

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
15.01	824	\$815	IMMEDIATE
25	1,658	\$875	IMMEDIATE
26	1,658	\$880	IMMEDIATE
27	1,654	\$885	IMMEDIATE

-  **NLA**
47,859 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
5-star NABERS Energy rating

Contact Details:

Robin Brinkman
• +61 449 176 070
• Robin.Brinkman@au.knightfrank.com

Tina Raftopoulos
• +61 498 880 944
• Tina.Raftopoulos@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



LANDMARK ADDRESS IN SYDNEY'S FINANCIAL DISTRICT

20 Bridge Street, Sydney



Strategically located in the heart of Sydney's financial core, the Exchange Centre offers its occupiers unparalleled security, power and data capabilities in this highly prominent Bridge and Pitt Street address.

Along with the ASX Group, 20 Bridge Street is the choice for many new and emerging technology companies who are drawn to the building's superior technical specifications, which includes the availability of 100% full back up power to ensure continuity of business.

Exchange Centre is minutes from Circular Quay and Wynyard Train Station, and surrounded by a multitude of great food and beverage options making it an ideal option for any business looking to position itself amongst top tier finance and technology firms with enhanced lifestyle amenity.



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4-star NABERS Energy rating

Contact Details:

Robin Brinkman

- +61 449 176 070
- Robin.Brinkman@au.knightfrank.com

Ryan Grace

- +61 411 829 724
- Ryan.Grace@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
8	300	\$900	JANUARY 2018
11	1,513	POA	JULY 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



TOP FLOOR | 30 |

GATEWAY TO NORTH SYDNEY






111 Pacific Highway, North Sydney



111 Pacific Highway is a landmark commercial tower located at the gateway to North Sydney, on the intersection of the Pacific Highway and Walker Street. The building is within walking distance to both rail / bus transport, and offers exclusive secure basement parking for both tenants and visitors.

The building is located on the doorstep of Greenwood Plaza, offering staff a convenient and central location for both lunch time amenity and public transport access.

The 24-storey building features 17,436 sqm of office space and 1,291 sqm of retail with great views from the upper floors. The property has been extensively refurbished with brand new end of trip facilities completed in 2015.

-  **NLA**
17,436 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4-star NABERS Energy rating

Contact Details:

Kyle Cully

- +61 423 677 296
- Kyle.Cully@au.knightfrank.com

Steve Clapham

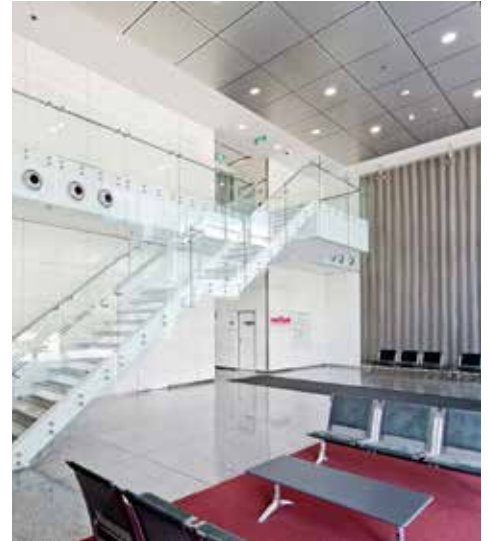
- +61 421 192 909
- Steve.Clapham@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
17.02	160	\$710	UNDER OFFER



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



TOP FLOOR | 31 |

PREMIER CORPORATE ADDRESS






Space 207, 207 Pacific Highway, St Leonards



Positioned on its own island site in the bustling heart of St Leonards, Space 207 is the best A-Grade office building in St Leonards.

Space 207 offers excellent views from floor to ceiling glass offices, an efficient floorplate of over 1,200 sqm, to be refurbished to a high standard. Excellent on-site amenities include full-time building management, end of trip facilities and great cafes including The Moody Chef.

Located in a convenient and easily accessible location, Space 207 is adjacent to St Leonards transport and retail hub, The Forum, offering rail, taxi and bus services. There is also immediate access to North Sydney, the Sydney CBD, Chatswood, Macquarie Park and the Warringah Freeway. With ample on-site parking and a dedicated loading dock, Space 207 offers easy access to parklands, recreational areas and fitness centres.

-  **NLA**
18,057 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

Giuseppe Ruberto
• +61 413 059 492
• Giuseppe.Ruberto@au.knightfrank.com

Steve Clapham
• +61 421 192 909
• Steve.Clapham@au.knightfrank.com

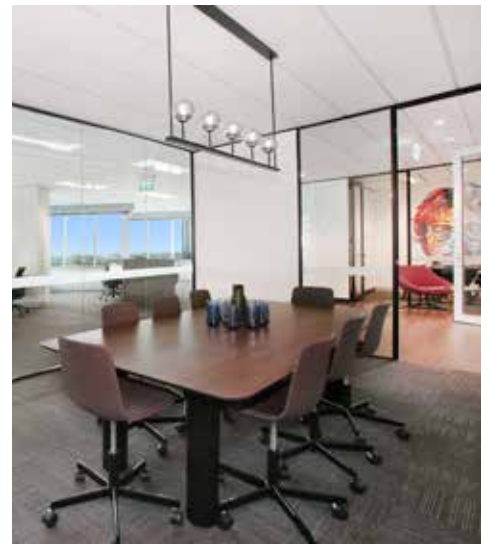
AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
G	225	\$650	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



THE ZENITH – THE BEST JUST GOT BETTER

The Zenith, 821 Pacific Highway, Chatswood



The Zenith provides a contemporary corporate environment in one of Sydney's most recognised North Shore locations. The complex consists of two distinct award-winning office towers connected via a central atrium and an impressive light filled foyer, featuring a dedicated concierge. The two 21-level, A-grade towers provide highly efficient, column free space with four sides of natural light and 360 degree views.

The Zenith is a complete environment with outstanding tenant and visitor amenity, including a prominent forecourt, central atrium, informal meeting areas, outdoor green space, childcare centre, conference facilities, onsite building management, concierge and 24/7 security.

- NLA**
44,300 sqm
- Grade**
A
- End of Trip Facility**
Yes
- Parking**
Yes
- NABERS Rating**
5-star NABERS Energy rating

Contact Details:

Giuseppe Ruberto
• +61 413 059 492
• Giuseppe.Ruberto@au.knightfrank.com

Steve Clapham
• +61 421 192 909
• Steve.Clapham@au.knightfrank.com

AVAILABILITY			Tower A
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
13	1,027	POA	IMMEDIATE
19.01	123	POA	FEBRUARY 2018
19.03	144	POA	IMMEDIATE

AVAILABILITY			Tower B
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
2.04	171	POA	IMMEDIATE
20	1,009	POA	IMMEDIATE



Online: KnightFrank.com.au/TOPFLOOR

FOR LEASE NSW



A-GRADE SUITES WITH FITOUT AVAILABLE

6 & 7 Eden Park Drive, Macquarie Park






ALTIS
PROPERTY PARTNERS

6 & 7 Eden Park Drive, Macquarie Park, A-Grade 5-star NABERS Energy rated buildings offering a total of 18,184.6 sqm of net lettable area and abundant natural light.

Macquarie Park Railway Station is two minutes walk and Macquarie University and Macquarie Park Shopping Centre are only five minutes away. There is also easy access to the M2 Motorway and Lane Cove and Epping Roads.

Designed by award-winning Architects, Architectus, the property has eight retail outlets, includes licensed cafe/restaurant, 24 hour gym, child care, bike racks, showers and change facilities.

Join major tenants such as Computer Associates, DuPont, BBC and Nobel Biocare.

-  **NLA**
18,184 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
5-star NABERS Energy rating

Contact Details:

Giuseppe Ruberto
▶ +61 413 059 492
▶ Giuseppe.Ruberto@au.knightfrank.com

Alan James
▶ +61 447 070 306
▶ Alan.James@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1	2,002	\$360	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



TOP FLOOR | 34 |






LAST SPACE IN THE BUILDING

2-4 Lyonpark Road, Macquarie Park



This A-Grade property is located on the northern side of Lyonpark Road approximately 100 metres from Epping Road, within close proximity to Macquarie Shopping Centre, Macquarie Railway Station, and easy access to the M2 Motorway.

2-4 Lyonpark Road is a five level office building, providing exceptional natural light and outdoor balconies. In addition, it offers three levels of secure basement car parking with a generous parking ratio. Outstanding office accommodation on all levels with brand new foyer, ground floor café and exceptional end of trip facilities.

-  **NLA**
9,406 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
5-star NABERS Energy rating

Contact Details:

Giuseppe Ruberto
• +61 413 059 492
• Giuseppe.Ruberto@au.knightfrank.com

Richard Casey
• +61 403 580 665
• Richard.Casey@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
4.02	592	\$370	UNDER OFFER
4.03	203	\$390	MARCH 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



TOP FLOOR | 35 |

BRIGHT AND LEAFY FITTED OFFICE SOLUTION WITH PRIVATE BALCONY






16 Giffnock Avenue, Macquarie Park



16 Giffnock Avenue is located 12 kilometres north west of Sydney. Located only minutes away from Macquarie Park Railway Station and Macquarie Shopping Centre, the property features easy vehicular access to the M2 Motorway and Epping Road. Recent building upgrades include the lobby, end of trip facilities, on-site café and building façade.

The current availability has a near new fitout in place, consisting of reception / front of house with meeting and boardroom, 71 cabled workstations, as well as, large kitchen / breakout flowing onto a bright and sunny balcony for exclusive use of the suite.

This last remaining availability is sure to attract attention.

-  **NLA**
11,587 sqm
-  **Grade**
B
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

Richard Casey

- +61 403 580 665
- Richard.Casey@au.knightfrank.com

Alan James

- +61 447 070 306
- Alan.James@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1.01	1,145	\$310	IMMEDIATE
2.01	998	\$310	MARCH 2019



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW








CONVENIENCE AT YOUR DOOR STEP

1C Homebush Bay Drive, Rhodes



Rhodes Corporate Park is one of metropolitan Sydney's true Business Parks, home to a number of multi nationals including NAB, DHL, HP and Nestle. It is set within landscaped grounds and centred around a community hub, providing a large restaurant café, childcare centre, gymnasium and pool facilities. Available for the first time, a range of small boutique fitted suites from 133 sqm. Great for the small / medium enterprise, these suites provide an easy walk-in solution. Fantastic amenity adjacent to Rhodes Waterside Shopping Centre, which your staff will be impressed with the array of retail and amenity at your door stop.

Building C, is a striking high quality A-Grade office building comprising ground, plus five upper floors, featuring large floor plates, a central core with 3 lifts, and floor to ceiling windows.

-  **NLA**
10,582 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4-star NABERS Energy rating

Contact Details:

Giuseppe Ruberto

- +61 413 059 492
- Giuseppe.Ruberto@au.knightfrank.com

Tom Bartlett

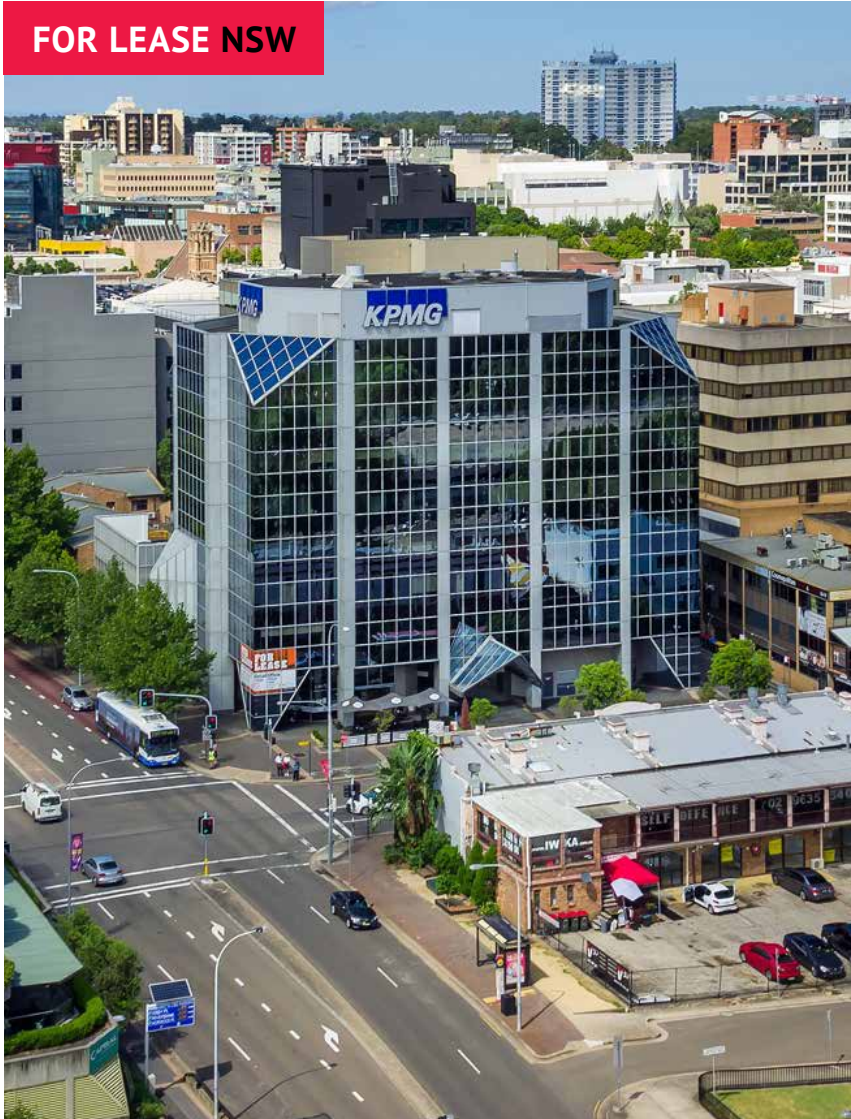
- +61 414 564 637
- Tom.Bartlett@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1.03	168	\$440	IMMEDIATE
1.05	133	\$440	IMMEDIATE
1.07	133	\$440	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



TOP FLOOR | 37 |

GATEWAY TO PARRAMATTA






91 Phillip Street, Parramatta



Prominently situated on the corner fronting Phillip and Smith Streets, within the commercial core of Parramatta CBD. The building location is within a short walking distance from Parramatta bus and train interchange and Parramatta Ferry Wharf. There is an abundance of amenities in the neighbourhood with Church Street (EAT STREET) moments away as well as Westfield Parramatta, which highlights the convenience of this prime location.

Floors benefit from a central core, providing natural light throughout the tenancy and offer the ability to easily subdivide.

Within the building, more immediate amenities are the End of Trip facilities on level one and cafe on the ground floor. Car parking is located on levels ground to level three, offering an excellent car parking ratio.

-  **NLA**
6,108 sqm
-  **Grade**
B
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4-star NABERS Energy rating

Contact Details:

Alan James

- ▶ +61 447 070 306
- ▶ Alan.James@au.knightfrank.com

Tom Bartlett

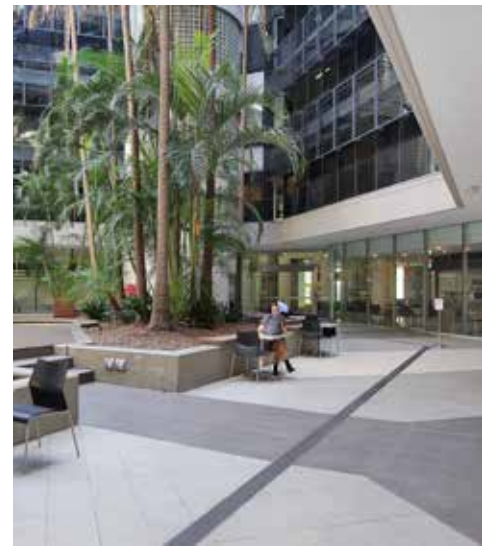
- ▶ +61 414 564 637
- ▶ Tom.Bartlett@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
G.02	355	\$475	IMMEDIATE
5	970	\$450	BY NEGOTIATION



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW








THINK INSIDE THE OCTAGON – UNIQUE COMMERCIAL SPACE

The Octagon, 110 George Street, Parramatta

Parramatta's most thought provoking building 'The Octagon', 110 George Street is unlike any other commercial property. With its modular design, light filled atriums and central communal courtyard, this building has the ability to inspire.

Commanding a dominant position with dual frontage to George and Phillip Streets in the heart of Parramatta's CBD, providing A-grade office accommodation, commercial retail showroom, café, restaurants and basement parking.

The Octagon offers prospective tenants the ability to secure one of Parramatta's highest profile commercial retail spaces in this enviable position on George Street.

-  **NLA**
19,029 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
5-star NABERS Energy rating

Contact Details:

Alan James

- +61 447 070 306
- Alan.James@au.knightfrank.com

Tom Bartlett

- +61 414 564 637
- Tom.Bartlett@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
GF Pod G & H	580	\$550	UNDER OFFER



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



GATEWAY TO PARRAMATTA

203 Northumberland Street, Liverpool

An icon synonymous for the entrepreneurial spirit, the Inghams building offers a regionally competitive 7,300 sqm of modern, refurbished office space in Sydney's most rapidly developing metro market.

203 Northumberland Street is at the centre of Liverpool's CBD, surrounded by rich local amenity and 500 metre walk to Liverpool rail and bus interchange.

Key features include:

- ▶ 980 sqm floor plates
- ▶ Abundant on-site parking
- ▶ 360 degree views
- ▶ On-site Facilities Manager
- ▶ Amenity rich local area environment
- ▶ 500 metres to train / bus interchange
- ▶ Rapidly developing CBD
- ▶ Naming rights available

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1.02	264	\$350	IMMEDIATE
3	975	POA	LEASED
4	975	\$350	IMMEDIATE
5	982	\$350	IMMEDIATE
6	982	POA	LEASED
7.01	522	\$350	UNDER OFFER
7.02	466	\$350	IMMEDIATE



NLA
7,300 sqm



Grade
B



Parking
Yes



NABERS Rating
1.5-star NABERS Energy rating

Contact Details:

Alan James

- ▶ +61 447 070 306
- ▶ Alan.James@au.knightfrank.com

Tom Bartlett

- ▶ +61 414 564 637
- ▶ Tom.Bartlett@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE NSW



TOP FLOOR | 40 |

CITY WEST BUSINESS CENTRE OPPORTUNITY

33-35 Saunders Street, Pyrmont

33-35 Saunders Street is a quality A-Grade building that forms part of the City West Business Centre offering a selection of exceptional features including two popular on site cafes and a child care centre. Located in the thriving Pyrmont precinct, the subject property allows easy access to the Sydney CBD, Sydney Airport and City West Link Motorway.

The property features:

- Abundant natural light and potential quality fit out
- Full security including basement car parking
- Two popular on-site cafes
- On-site childcare centre
- Excellent access to a wide range of transport options
- Car parking ratio 1:78sqm @ \$4,750p.a. + GST + Levy

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
Building B 2.01	324	\$440	IMMEDIATE
Building B 1.02	667	\$440	IMMEDIATE
Building B 5.01	352	\$440	IMMEDIATE
Building B 3.03	286	\$440	IMMEDIATE
Building C 2.01	835	\$440	IMMEDIATE



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
3.5-star NABERS Energy rating

Contact Details:

Nick Sinclair

- +61 421 722 010
- Nick.Sinclair@au.knightfrank.com

Jessica Pankiw

- +61 411 074 677
- Jessica.Pankiw@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 41

PREMIUM WORKSPACE WITH EXTENSIVE AMENITY

530 Collins Street, Melbourne








530 Collins Street is a landmark office tower, leading the confluence of business, connectivity and culture.

A premium-grade office tower, which provides leading amenity, including a 5 star hotel style lobby and concierge services, extensive food hall and first class end of trip facilities, including 206 bike racks, 22 showers and 366 lockers.

The building also provides tenants with flexible workspace options, additional meeting room hire and co-working solutions for project requirements through the on-site Space & Co facility.

Available areas are fully refurbished and can be tailored to suit. Turn-key fitout packages are also available.

-  **NLA**
67,428 sqm
-  **Grade**
Premium
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4.5-star NABERS Energy rating

Contact Details:

Simon Hale

- ▶ +61 417 147 785
- ▶ Simon.Hale@au.knightfrank.com

James Cutler

- ▶ +61 428 000 256
- ▶ James.Cutler@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
7	3,516	\$545	IMMEDIATE
8	3,516	\$545	IMMEDIATE
Pt 16	229	\$585	UNDER OFFER



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



MELBOURNE CENTRAL TOWER

360 Elizabeth Street, Melbourne



Melbourne Central Tower (MCT) offers a world class business environment with the broadest range of services, delivering the perfect work / lifestyle solution.

A premium tower spread over 51 levels, MCT provides unrivalled amenity, including an on-site train station, gymnasium, child care centre, extensive end of trip facilities, hotel style concierge services and over 300 retail stores.

MCT can offer contiguous refurbished space of up to 7,500 sqm, as well as high quality fitouts which include a range of flexible layouts tailored to the small professional business looking for a minimum fuss, walk up, turn-key occupancy. Fitouts include cabling, furniture, partitioning and kitchen appliances.



NLA
65,644 sqm



Grade
Premium



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4.5-star NABERS Energy rating

Contact Details:

Hamish Sutherland

- +61 439 033 612
- Hamish.Sutherland@au.knightfrank.com

Simon Hale

- +61 417 147 785
- Simon.Hale@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
34.01	320	POA	MARCH 2018
34.02	286	POA	MARCH 2018
34.03	307	POA	MARCH 2018
34.04	268	POA	MARCH 2018
34.05	288	POA	MARCH 2018
35.01	276	POA	MARCH 2018
35.02	217	POA	MARCH 2018
35.03	223	POA	MARCH 2018
35.04	170	POA	MARCH 2018
35.05	281	POA	MARCH 2018
35.06	276	POA	MARCH 2018
36	1,509	POA	JANUARY 2018
37	1,504	POA	JANUARY 2018
38	1,540	POA	JANUARY 2018

FOR LEASE VIC



TOP FLOOR | 43

PARIS END JEWEL






150 Collins Street, Melbourne



The new headquarters for Westpac in Victoria, 150 Collins Street is setting new standards for quality in the prestigious 'Paris' end of the Melbourne CBD. Level 1 is available as sub-divided areas to provide suites from 355 sqm.

Key features include:

- ▶ New fitout
- ▶ Under floor air-conditioning
- ▶ Highly efficient and flexible floor plate
- ▶ Latest in design technology
- ▶ Excellent natural light and views
- ▶ High security
- ▶ Showers, lockers, drying room and bike racks
- ▶ Concierge services
- ▶ Prime location
- ▶ 100% back up generator

-  **NLA**
19,000 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

Michael Nunan

- ▶ +61 412 196 274
- ▶ Michael.Nunan@au.knightfrank.com

James Cutler

- ▶ +61 428 000 256
- ▶ James.Cutler@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1A	355	\$630	IMMEDIATE
1B	384	\$630	UNDER OFFER
1C	510	\$630	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 44 |

PREMIUM EAST END






120 Collins Street, Melbourne



120 Collins boasts a total NLA of 64,778 sqm with floor plates ranging in size from 1,067 sqm to 1,950 sqm.

The 265 metre skyscraper stands out from the crowd in Melbourne's CBD, thanks to its staggering height, views and coveted position at the grand 'Paris' end of Collins Street.

As well as spectacular views of the city and Port Phillip Bay, tenants have access to first class building services, including a five star hotel-style concierge, on-site security team and an online tenant portal that creates a digital 'vertical community' for the building's tenants.

-  **NLA**
64,444 sqm
-  **Grade**
Premium
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

James Cutler

- +61 428 000 256
- James.Cutler@au.knightfrank.com

Simon Hale

- +61 417 147 785
- Simon.Hale@au.knightfrank.com

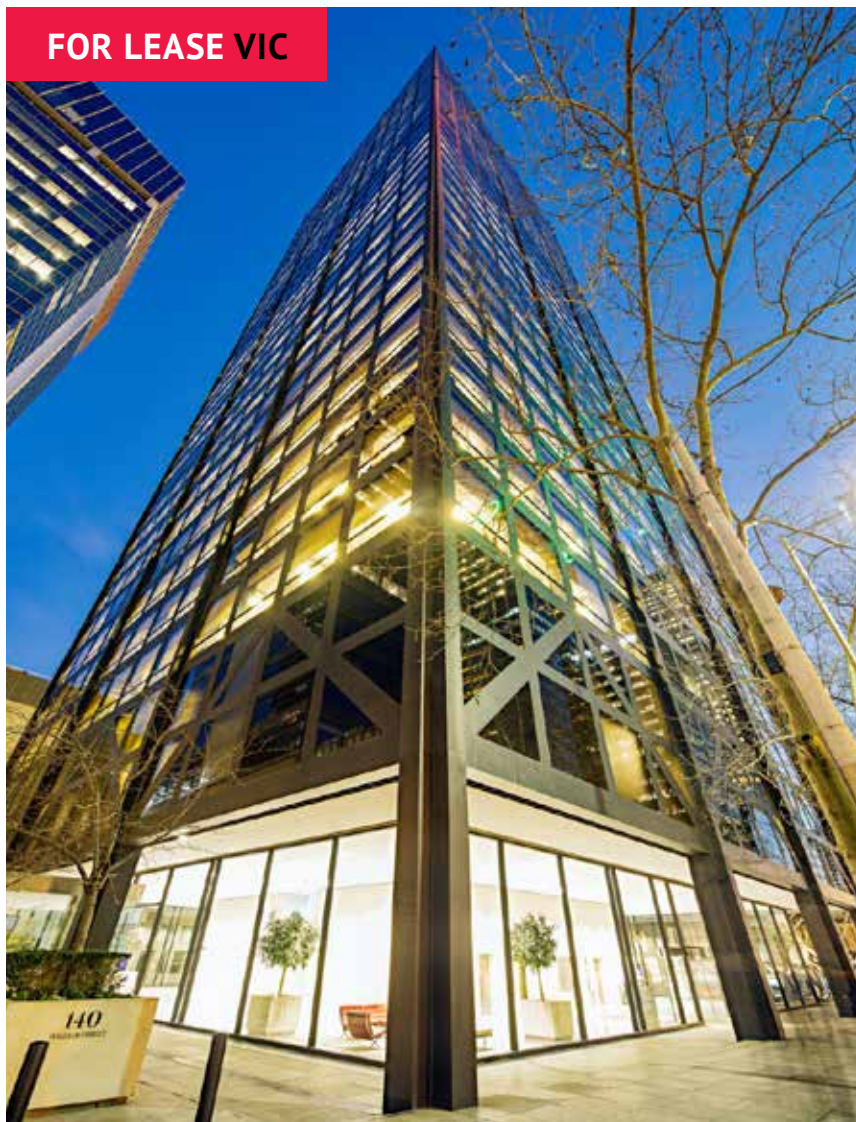
AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
6	324	\$550	UNDER OFFER
21	1,360	\$680	Q3 2018
23	1,121	\$690	Q3 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 45

NOW OFFERING EXCLUSIVE OPPORTUNITIES FOR LEASE

140 William Street, Melbourne








With breathtaking views, natural light, exceptional fitout efficiencies and the highest level of tenant services. This timeless and architecturally renowned A-grade building continues to set a high benchmark for office accommodation.

Located in the true heart of the Melbourne CBD with proximity to the Courts precinct, eateries / retail, and transport hubs and freeways. The building benefits from floor to ceiling windows and a column free open plan design. A rare CBD building, where all four elevations on every floor has outstanding natural light and extensive vistas.

Key features include:

- Office accommodation over 35 levels
- Typical floor plates of circa 1,250 sqm
- Modern End of Trip facilities
- Ground floor lobby café

-  **NLA**
42,800 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4-star NABERS Energy rating

Contact Details:

James Pappas
► +61 419 319 367
► James.Pappas@au.knightfrank.com

Hamish Sutherland
► +61 439 033 612
► Hamish.Sutherland@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)



AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
8	1,234	POA	Q1 2019
9	1,233	POA	Q1 2019
10	1,233	POA	Q1 2019
12	1,225	\$535	IMMEDIATE
13	1,233	\$540	Q1 2018
Pt 14	447	\$545	Q1 2018
25	311 – 1,250	\$570	IMMEDIATE
Pt 26	307	\$575	UNDER OFFER
Pt 27	615	\$580	IMMEDIATE
30	311 – 1,263	\$610	IMMEDIATE
33	510	\$610	IMMEDIATE

FOR LEASE VIC








RARE OPPORTUNITY IN THE EAST END

222 Exhibition Street, Melbourne



Rising over 30 levels, 222 Exhibition Street boasts stunning protected views across the city.

222 Exhibition Street is currently undergoing a major cosmetic, wellness and sustainability upgrade. Each floor will include new features, providing stylish blank canvasses upon which tenants can customise their space. The existing balconies on each side of the four sides of the floor can be converted into winter gardens, whilst Level 7 provides the opportunity for a large exclusive outdoor sky terrace.

-  **NLA**
28,373 sqm
-  **Grade**
Premium
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4-star NABERS Energy rating

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
7	1,301	POA	UNDER OFFER
8	1,328	POA	UNDER OFFER
9	1,328	POA	UNDER OFFER
10	1,328	POA	UNDER OFFER
17	1,305	POA	FEBRUARY 2019
18	1,328	POA	FEBRUARY 2019
19	1,281	POA	FEBRUARY 2019
20	1,372	POA	FEBRUARY 2019
21	1,372	POA	FEBRUARY 2019
22	1,372	POA	FEBRUARY 2019
23	1,372	POA	FEBRUARY 2019
24	1,372	POA	FEBRUARY 2019
25	1,372	POA	FEBRUARY 2019
26	1,140	POA	FEBRUARY 2019
27	1,132	POA	FEBRUARY 2019
28	351	POA	FEBRUARY 2019

Contact Details:

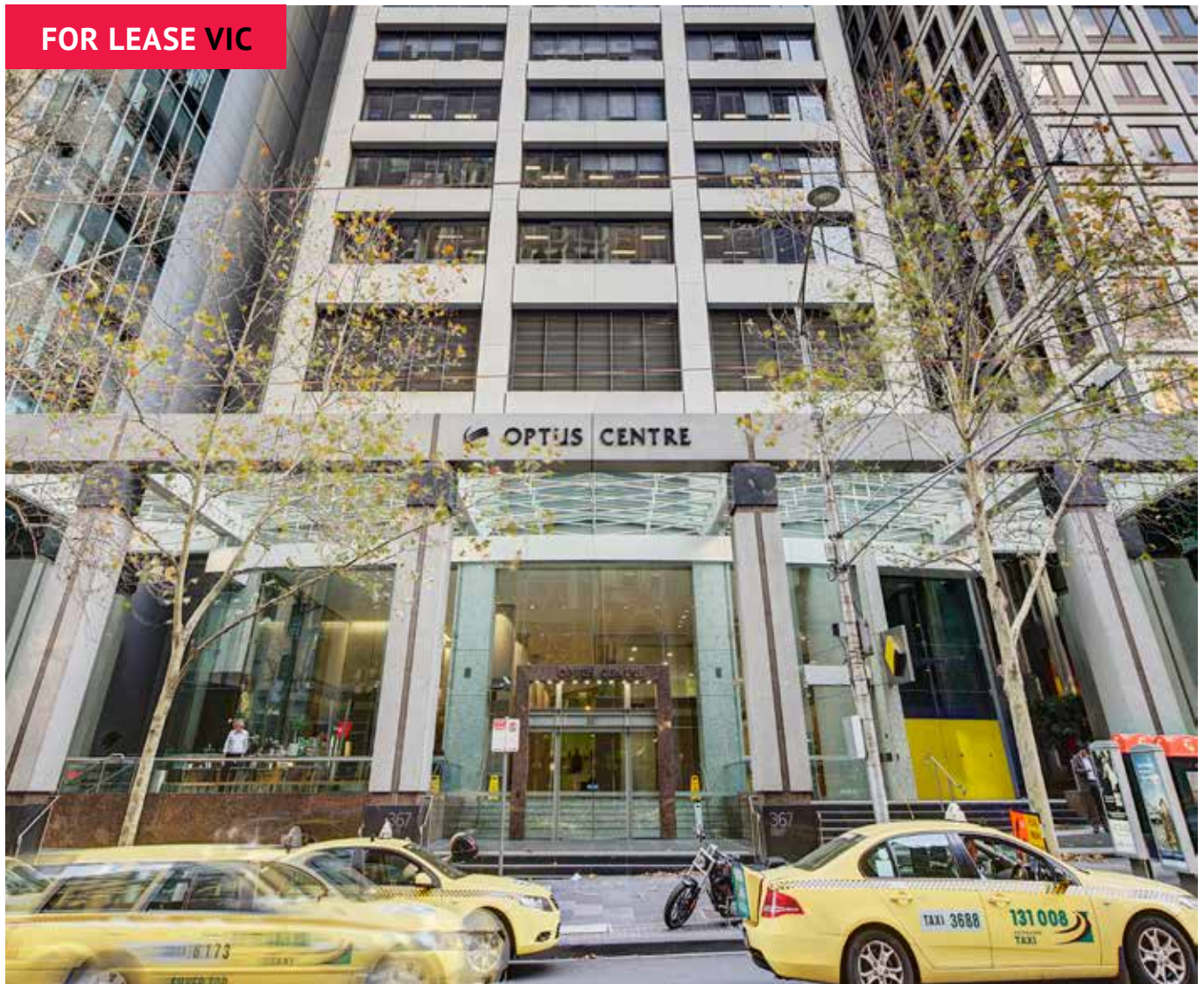
Michael Nunan
• +61 412 196 274
• Michael.Nunan@au.knightfrank.com

Hamish Sutherland
• +61 439 033 612
• Hamish.Sutherland@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 47

PRIME LOCATION ON COLLINS






367 Collins Street, Melbourne



Regarded as one of Melbourne's most prominent office towers, 367 Collins Street tenants will benefit from instant access to public transport, as well as, an array of lifestyle amenities, including shops, eateries and gyms right at your doorstep.

With floor to ceiling windows showcasing sweeping views from the high rise floors to the MCG and over Port Philip Bay, the floors side core configuration offers ultimate flexibility for any style of workspace.

Currently undergoing a major repositioning to include a new ground floor foyer and retail amenity, 367 Collins Street offers tenants high quality spaces and services.

-  **NLA**
37,854 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

James Cutler
▶ +61 428 000 256
▶ James.Cutler@au.knightfrank.com

Simon Hale
▶ +61 417 147 785
▶ Simon.Hale@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
G	524	\$550	UNDER OFFER
12	1,115	\$560	Q1 2018
29	1,115	\$610	Q1 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC








TOP FLOOR | 48

THE NO.1 BUILDING ON COLLINS STREET

1 Collins Street, Melbourne

Located on the corner of Collins Street and Spring Street, 1 Collins Street experiences exceptional views over the Treasury Gardens, great natural light and the charm of a boutique building with all the modern features.

Last areas remaining, all recently refurbished. An excellent opportunity for an east-end tenant.

-  **NLA**
9,879 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
2-star NABERS Energy rating

Contact Details:

James Pappas

- +61 419 319 367
- James.Pappas@au.knightfrank.com

James Cutler

- +61 428 000 256
- James.Cutler@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
7	287	\$750	IMMEDIATE
13	556	\$650	Q1 2018
14	178	POA	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



CENTRE OF COLLINS STREET






303 Collins Street, Melbourne



With the best of retail and eateries on your doorstep, your team will feel at home in Melbourne's premier address.

With excellent views and retro feel, the refurbished 303 Collins Street offers you the opportunity to immerse yourself in the centre of Melbourne's thriving culture.

Areas available from 250 sqm to whole floors of 758 sqm.

-  **NLA**
20,582 sqm
-  **Grade**
B
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3-star NABERS Energy rating

Contact Details:

Michael Nunan
► +61 412 196 274
► Michael.Nunan@au.knightfrank.com

Daniel Street
► +61 400 597 633
► Daniel.Street@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
2	251	\$340	IMMEDIATE
6	327	\$415	IMMEDIATE
8	242	\$350	IMMEDIATE
9	732	\$350	IMMEDIATE
10	732	\$395	IMMEDIATE
11	732	\$395	IMMEDIATE
12	732	\$395	IMMEDIATE
13	342	\$395	IMMEDIATE
19	349	\$410	IMMEDIATE
22	758	\$410	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 50 |






CENTRAL CBD LOCATION WITH SUPERIOR BUILDING SERVICES

500 Collins Street, Melbourne

500 Collins Street, Melbourne is a rejuvenated A-grade property icon in every respect – a building which sets the benchmark for environmental sustainability.

Tenants benefit from new destination control lifts, high quality building services, chilled beam air-conditioning, first class change room and locker facilities, concierge, basement car parking and extensive food and retail amenity.

Current leasing opportunities include a mixture of clear refurbished space and turn-key fitout with exceptional aspects and natural light.

-  **NLA**
26,052 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

Simon Hale
 ▶ +61 417 147 785
 ▶ Simon.Hale@au.knightfrank.com

Michael Nunan
 ▶ +61 412 196 274
 ▶ Michael.Nunan@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
Pt 9	220	\$480	IMMEDIATE
Pt 12	155	\$530	FEBRUARY 2018
Pt 12	277	\$530	FEBRUARY 2018
Pt 12	418	\$530	FEBRUARY 2018
13	922	\$530	FEBRUARY 2018
24	924	\$530	JANUARY 2018



Online: KnightFrank.com.au/TOPFLOOR

FOR LEASE VIC



TOP FLOOR | 51

EFFICIENT WORKSPACE WITH OUTSTANDING VIEWS

114 William Street, Melbourne








Centrally located near the financial and legal precincts, 114 William Street offers a prestigious address in a key CBD location.

With full height windows on four sides, 114 William provides light filled office space along with efficient, flexible and adaptable floor spaces.

114 William has recently undergone major refurbishment works which include an upgrade to the ground floor foyer, new end of trip facilities, refurbishment of floors, including new ceilings, LED lighting, lift lobbies and restrooms.

Within close proximity to a vast array of premium amenities, 114 William is also within easy walking distance to multiple tram routes and Southern Cross Railway Station, along with a taxi rank at the doorstep.

-  **NLA**
21,022 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
2.5-star NABERS Energy rating

Contact Details:

Simon Hale
• +61 417 147 785
• Simon.Hale@au.knightfrank.com

Michael Nunan
• +61 412 196 274
• Michael.Nunan@au.knightfrank.com

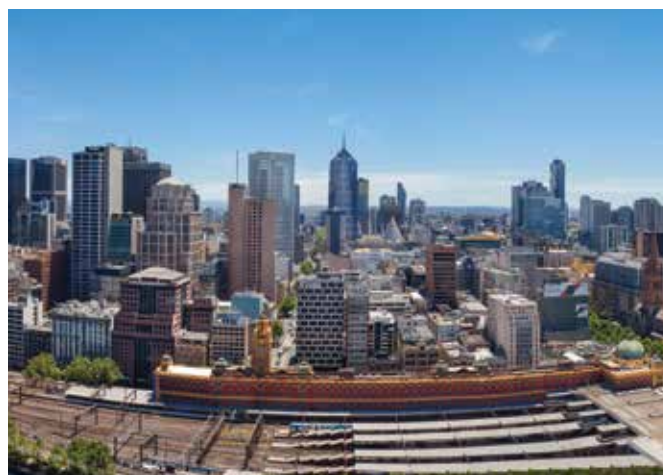


Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
7	420	\$470	UNDER OFFER
17	428	\$490	IMMEDIATE
18	418	\$480	2 MONTHS NOTICE
19	940	\$490	UNDER OFFER
20	350	\$490	Q3 2017
21	960	\$550	NOVEMBER 2018
22	960	\$550	NOVEMBER 2018



FOR LEASE VIC



LANDMARK OFFICES NOW LEASING

40 & 60 City Road, Southbank



Southgate Towers represent the commercial hub of the iconic Southgate, Melbourne's renowned restaurant and shopping precinct. Located at the gateway to Melbourne's CBD, Southgate offers unrivalled amenity with restaurants, bars, cafes and accommodation at your doorstep.

The landmark office towers offer large, efficient floor plates and excellent natural light with views over the Yarra River, CBD and surrounds. We can accommodate small to large tenants within the building and have recently attracted large global and multi-national businesses such as HWT, IBM, LinkedIn and Dairy Australia.



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating

40 City Road, Southbank:
4-star NABERS Energy rating

60 City Road, Southbank:
4.5-star NABERS Energy rating

Contact Details:

James Pappas

- +61 419 319 367
- James.Pappas@au.knightfrank.com

Adam Jones

- +61 417 574 659
- Adam.Jones@au.knightfrank.com

HWT Tower, 40 City Road			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
Pt 3	758	POA	UNDER OFFER
4	1,315	POA	UNDER OFFER
5	1,311	POA	SEPTEMBER 2018
6	1,319	POA	SEPTEMBER 2018
14	1,221	POA	JANUARY 2018
15	1,258	POA	JANUARY 2018
16	1,221	POA	JANUARY 2018
Pt 17	409	\$495	IMMEDIATE
21	1,233	POA	DECEMBER 2017

IBM Tower, 60 City Road			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
2	1,170	\$475	IMMEDIATE
4	1,236	\$475	IMMEDIATE
5	1,294	\$475	IMMEDIATE
Pt 8	606	\$475	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC








BRIGHT WHOLE OR PART FLOORS AVAILABLE

102 Albert Road, South Melbourne

RT Edgar

Situated on the northern side of Albert Road, 102 Albert Road is a 6-storey office building with spectacular views over Albert Park Lake and Port Phillip Bay. Leisure facilities are at its doorstep, along with banks, shops, restaurants and the post office. Easy access to the city and suburbs by road and public transport. Parking is available for 106 cars.

-  **NLA**
4,767 sqm
-  **Grade**
B
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
1.5-star NABERS Energy rating

Contact Details:

Adam Jones

- ▶ +61 417 574 659
- ▶ Adam.Jones@au.knightfrank.com

James Treloar

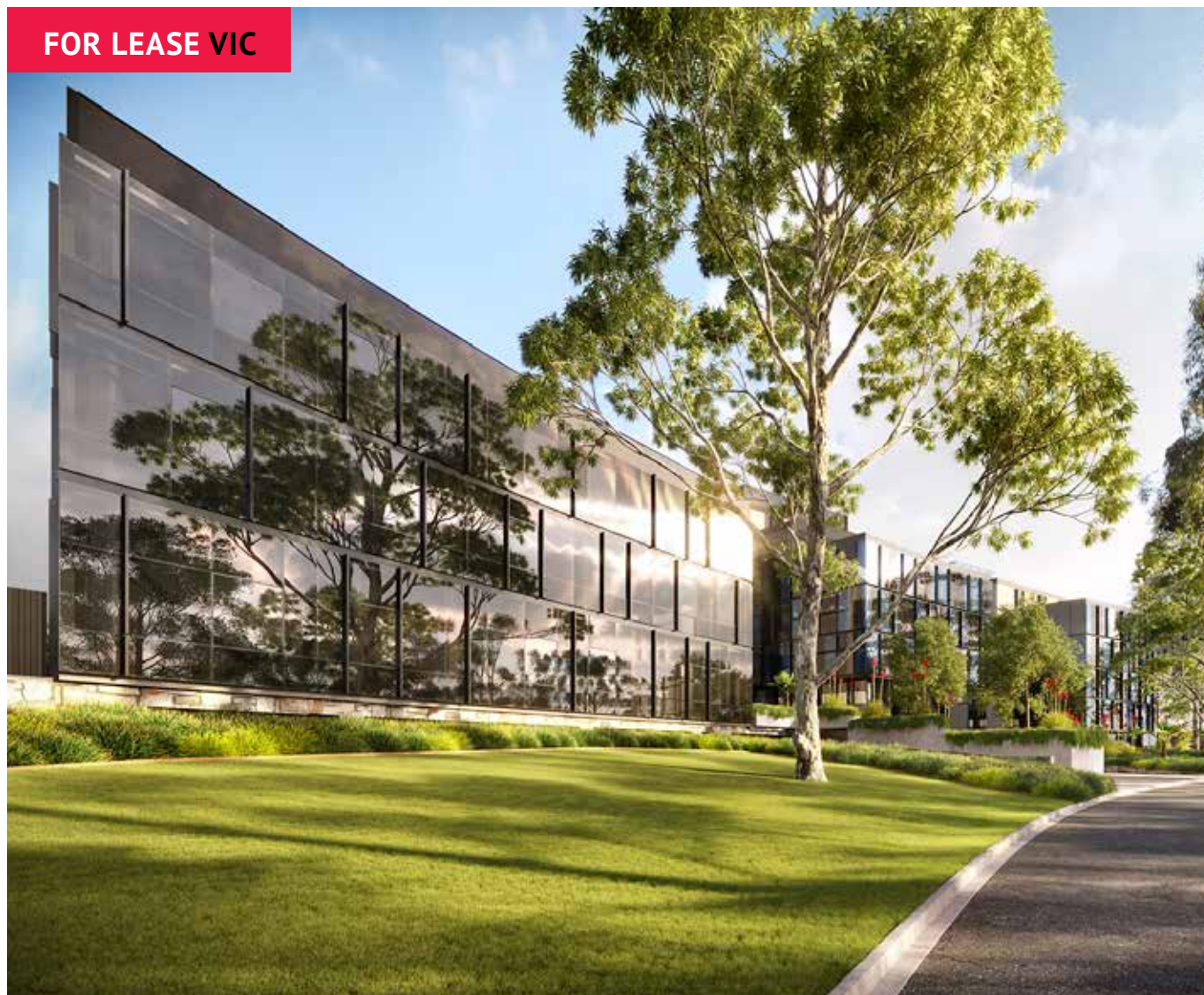
- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1	433	\$300	IMMEDIATE
4	1,070	\$300	IMMEDIATE
5	1,070	\$300	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)






FOR LEASE VIC



PERMIT APPROVED - CONSTRUCTION BEGINS Q4 2017

588 Swan Street, Richmond

588 Swan Street is an exciting new development providing a brand new unique office offering located in the increasingly popular Botanicca Corporate Park.

-  **NLA**
5,751 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
Currently not disclosure affected

Contact Details:

Adam Jones

- +61 417 574 659
- Adam.Jones@au.knightfrank.com

James Treloar

- +61 401 994 239
- James.Treloar@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
1	1,488	POA	Q1 2019
2	1,562	POA	Q1 2019
3	1,426	POA	Q1 2019
4	1,275	POA	Q1 2019



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC








TOP FLOOR | 55

FITTED WHOLE OR PART FLOORS AVAILABLE

650 Lorimer Street, Port Melbourne

Citiport Business Park is widely regarded as being the best office accommodation in Port Melbourne and has excellent natural light and views over the precinct to the Melbourne CBD. Centrally located in the heart of Port Melbourne on the high profile corner of Lorimer and Salmon Streets.



-  **NLA**
8,473.2 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4-star NABERS Energy rating

Contact Details:

Adam Jones

- ▶ +61 417 574 659
- ▶ Adam.Jones@au.knightfrank.com

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
2	2,300	\$375	IMMEDIATE
4	804	\$290	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



WINNING LOCATION, PREMIER DESIGN

CubeTwo, 75 Victor Crescent, Narre Warren

CubeTwo is the latest development by leading property developer, MAB Corporation, designed in conjunction with Watson Young. CubeTwo is set to become Narre Warren's premier corporate business address.

A five level office building, CubeTwo will offer 261 sqm on the ground floor with the four upper levels offering efficient floor plates of approximately 1,086 sqm. The building is built around a central core, allowing for excellent natural light, in addition to easy division of the levels, allowing flexible accommodation for tenancy areas from approximately 245 sqm.

Targeting a 5 Star NABERS Energy rating, CubeTwo is designed for efficiency, with the inclusion of modern building technologies and efficient building services engineered to minimise occupancy expenses. Tenants will benefit from end of trip facilities, including lockers, change rooms and bike storage.

Key features include:

- Areas from 245 sqm
- Large floor plates of approximately 1,086 sqm
- Natural light to all sides of the building
- Ample on-site car parking
- Modern end of trip facilities
- On-site restaurant / café
- Central connectivity to major road networks, including the Monash Freeway, Princes Highway and Narre Warren North Road
- Location in the heart of Fountain Gate Activity Centre
- Minutes to Narre Warren Railway Station & Fountain Gate Shopping Centre



NLA
4,564 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

James Treloar

- +61 401 994 239
- James.Treloar@au.knightfrank.com

Tom Ryan

- +61 419 786 244
- Tom.Ryan@au.knightfrank.com

FOR AVAILABILITY PLEASE REFER TO



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



HQ MOORABBIN






HQ Moorabbin, 254-258 Chesterville Road, Moorabbin

A thriving commercial precinct is coming to Moorabbin. Located at 254-258 Chesterville Road, on the corner of Cochrane Road, HQ Moorabbin comprises seven iconic buildings reimagined on a rare and prominent site.

Uncompromising in its ambition, HQ Moorabbin is an architecturally significant precinct, soon to become a thriving new destination combining offices, showrooms, warehouse spaces, restaurants and childcare, set amongst beautifully landscaped gardens.

Situated on the corner of Cochrane and Chesterville Roads, Building 1 offers a prominent standalone corporate headquarters. Tenants will have the ability to incorporate the existing fit out or completely refurbish to suit their requirements.

HQ Moorabbin is a landmark metropolitan development that will see the reconfiguration of a site to a world class mixed use precinct.

-  **NLA**
5,267 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
Currently not disclosure affected

Contact Details:

James Treloar

- +61 401 994 239
- James.Treloar@au.knightfrank.com

Tom Ryan

- +61 419 786 244
- Tom.Ryan@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
G	2,480	\$250	Q1 2018
1	527	\$250	Q1 2018
2	2,250	\$250	Q1 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



PREMIUM NORTHERN HEADQUARTERS

1-3 Janefield Drive, Cnr Plenty Road, Bundoora

This brand new development forms part of the increasingly popular University Hill precinct. With a completion date of Q2-2018, the building will be your No.1 choice when looking to relocate in Melbourne's northern suburbs. With flexible floor plates and areas from 273 sqm to the whole building of 4,775 sqm, this development will truly cater for any requirement.

Conveniently located on the corner of Plenty Road and Janefield Drive, the building will sit at the gateway of what is already one of the busiest and most thriving precincts in the north. With the added convenience of shops and amenities including Coles, banks, cafes, Unihill factory outlet, gym and a child care centre, you and your staff will be spoilt for choice.

Further enhancing this development is the accessibility to the Ring Road, trams at your door step travelling into the CBD and buses connecting you to all of metropolitan Melbourne.

Development features include:

- ▶ Huge exposure to plenty of road
- ▶ Flexible large floor plates
- ▶ Outstanding signage opportunities
- ▶ On-site secure parking
- ▶ Whole building of approximately 4,775 sqm
- ▶ Whole floors of approximately 2,387 sqm
- ▶ Split floor areas from 273 sqm
- ▶ Large outdoor entertaining area
- ▶ Outstanding natural light



NLA
4,775 sqm



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

Alex Bolton

- ▶ +61 424 167 237
- ▶ Alex.Bolton@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (\$QM)	TIMING
1	2,387	\$350	Q2 2018
2	2,387	\$350	Q2 2018

FOR LEASE VIC



BUILDING WITH THE X FACTOR

534 Church Street, Richmond

Having just undergone a significant refurbishment, there is one whole floor remaining within the iconic 'X' building.

Key features include:

- ▶ Standalone whole floor tenancy
- ▶ Quality views and abundant natural light
- ▶ Flexible floor plate
- ▶ Excellent secure on-site car parking

The significant building refurbishment includes:

- ▶ New base building air-conditioning system
- ▶ New passenger and goods lift
- ▶ Exposed services (air-conditioning ducts, cable trays)
- ▶ LED suspended lighting
- ▶ Floor coverings
- ▶ New male / female bathrooms with shower facilities
- ▶ Entry / foyer and tenancy board

Located in the heart of Church Street, this location provides an immense array of amenity, including some of Melbourne's best cafes like Pillar of Salt & Top Paddock, along with restaurants, bars and pubs. Tram services operate along Church Street and 534 is within a short walk from the Richmond East Train Station and Swan Street tram service – each providing direct access to the CBD.



NLA
4,000 sqm



Grade
B



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

Adam Jones

- ▶ +61 417 574 659
- ▶ Adam.Jones@au.knightfrank.com

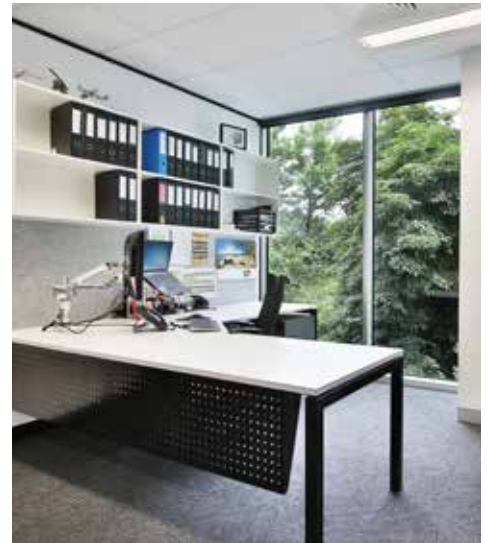
AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
1	668	\$450	Q3 2017



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 60 |

PREMIUM WHOLE FLOOR OFFICE – A-GRADE FITOUT

1180 Toorak Road, Camberwell

A fantastic opportunity presents to secure quality A-grade office space in leafy Camberwell. This second level whole floor office comprises partitioned offices and boardroom, kitchen, open plan and internal amenities with quality finishes throughout. Twelve secure basement car spaces are also provided.

1180 Toorak Road is perfectly positioned and provides excellent access to the Monash Freeway and Burwood Highway, local amenities and only a short walk to the tram stop along, with easy access to both Hartwell and Burwood Railway stations.



NLA
1,380 sqm



Grade
A



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

Alex Bolton

► +61 424 167 237
► Alex.Bolton@au.knightfrank.com

James Treloar

► +61 401 994 239
► James.Treloar@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
2	460	\$350	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 61 |

SECURE YOUR TENANCY IN THE NORTH'S A-GRADE DEVELOPMENT

7 English Street, Essendon Fields

**ESSENDON
FIELDS**

Level 1, 7 English Street is located at the entrance to Essendon Fields. In this high quality suburban office building, tenants will benefit from outstanding local amenity with the likes of La Mana Supermarkets, Runway Plaza, Gym and DFO/Homemaker Centre.

You will be in good company with tenants such as Linfox, Armaguard, VicRoads, Wilson Security, CBA and Insurance Australia Group just to name a few.

The tenancy on offer comprises:

- ▶ Excellent natural light via large windows on all sides
- ▶ Secure basement and on grade parking
- ▶ Excellent surrounding amenity
- ▶ Quality finished office

A master planned business district, Essendon Fields benefits from large open plan landscaped gardens, gymnasium, childcare centre, shopping centre and Hyatt Place Hotel. All of this amenity combines to provide a modern and vibrant business community unrivaled in Melbourne's North.

Less than 12 kilometers to the Melbourne CBD, the subject property has excellent connectivity via major arterial roads, in the Tullamarine, Monash Freeways and Western Ring Road.



NLA
1,195



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
3.5-star NABERS Energy rating

Contact Details:

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

Alex Bolton

- ▶ +61 424 167 237
- ▶ Alex.Bolton@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1	490 – 1,195	\$350	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



TOP FLOOR | 62 |

PROFESSIONAL OFFICE IN THE HEART OF SOUTH YARRA

12 - 14 Claremont Street, South Yarra

Suite 506 is located on Level 5 and serviced by an exclusive lift which is accessed via a secure ground floor lobby. The suite comprises an internal kitchenette, open plan work area and offers an abundance of natural light. Common area amenity consists of male/female and disabled toilets, along with shower facilities and a large common kitchen. One secure basement car park is also included in the rental.

Ideally located in the heart of South Yarra, tenants will have endless dining and shopping options as well as unbeatable access to all modes of public transport including trains, trams and access to major arterials.



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

Alex Bolton

- +61 424 167 237
- Alex.Bolton@au.knightfrank.com

James Treloar

- +61 401 994 239
- James.Treloar@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
5	121	\$525	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



CREMORNE'S FINEST BOUTIQUE DEVELOPMENT

8 Gwynne Street, Cremorne

Knight Frank are pleased to offer for lease this stand out brand new high quality creative office development at 8 Gwynne Street, Cremorne.

Currently under construction with completion due Q1 2018.
The key features include:

- Exclusive whole floors of 350 sqm approx. with private amenities including showers and lockers
- Exclusive whole building of 1,400 sqm approx.
- Architecturally designed by Watson Young
- Creative style tenancies including exposed services and polished concrete floors
- Outstanding views over the MCG and CBD
- Exclusive balconies
- 5 Star Green rating

8 Gwynne Street is ideally positioned in the increasingly popular and sought after Cremorne precinct. The location provides unrivaled access to all forms of staff amenity with Melbourne's best cafés, bars and restaurants all within walking distance including Cherry Tree Hotel, Top Paddock, Pillar of Salt, PA's, Royal Saxon and Baby Pizza just to name a few.

The location further benefits from excellent access to all forms of public transport with access to trams from Church Street, two train stations within 400 metres and unrivaled access to the Monash Freeway.

For further information or to arrange an inspection please contact James Treloar or Alex Bolton.



NLA
1,400 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

James Treloar

- +61 401 994 239
- James.Treloar@au.knightfrank.com

Alex Bolton

- +61 424 167 237
- Alex.Bolton@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1	350	\$520	Q1 2018
2	350	\$520	Q1 2018
3	350	\$520	Q1 2018
4	350	\$520	Q1 2018



Online: KnightFrank.com.au/TOPFLOOR

FOR LEASE VIC



TRANSFORM THE WAY YOU WORK

M-City, 2107-2125 Princes Highway, Clayton

South-east Melbourne's landmark mixed use development.

M-City is the new gateway to Melbourne's South East Growth Corridor. Rising from a prominent corner on Princes Highway and Blackburn Road, this new community offers a world-renowned education and science precinct on its doorstep and the CBD only 20 minutes away.

Monash Business District will be a striking commercial tower, home to a range of businesses that will create a new commercial ecosystem. This new landmark building offers occupants an opportunity to enjoy a CBD business culture in a thriving suburban locale.

An office building like no other

Upon completion this commanding, ten level office tower will be a premium corporate destination in one of Melbourne's fastest growing corridors. Key features of the development include:

- ▶ Standalone office building of up to 17,330 sqm
- ▶ Exclusive whole building of 1,400 sqm approx.
- ▶ Large efficient floorplates (1,749 sqm)
- ▶ Ability to interconnect floors via internal feature staircase
- ▶ An abundance of secure onsite car parking
- ▶ Exclusive porte-cochere
- ▶ CBD grade end of trip facilities
- ▶ Large prominent entrance lobby with soaring atrium, concierge and integrated café
- ▶ Target 4.5-star NABERS Energy rating
- ▶ Architecturally designed building with striking external and internal presence

A master planned community

With its mix of four residential towers, a commercial office building, a premium hotel and retail offering, M-City is a miniature metropolis. Designed for convenience, style and comfort this will be a bustling precinct.

26,500sqm Retail Precinct

- ▶ K-mart
- ▶ Woolworths
- ▶ Village Cinema
- ▶ 60 specialty retail stores

250-bed International Hotel

- ▶ Business Centre and conferencing facilities

Lifestyle

- ▶ Unrivalled on-site amenity
- ▶ Gymnasium
- ▶ Childcare

Residential

- ▶ 643 one, two and three-bedroom apartments



NLA
17,330 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected

Contact Details:

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

Adam Jones

- ▶ +61 417 574 659
- ▶ Adam.Jones@au.knightfrank.com

FOR AVAILABILITY PLEASE REFER TO



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)



FOR LEASE VIC



TOP FLOOR | 65 |

HIGH PROFILE REFURBISHED OFFICE

500 Princes Highway, Noble Park



500 Princes Highway is a commanding three level office building which provides high profile corporate office accommodation at an unbeatable rental.

500 Princes Highway provides ground floor accommodation which can be used as office or showroom and upper levels of office accommodation. With the owners (Centuria) commencing refurbishment works to the foyers and lobbies, the property will provide a stunning first impression for staff and clients.






The available areas in the building include:

- ▶ Ground Floor – fully refurbished open plan office/showroom space, commercial kitchen, toilets and showers
- ▶ Level 1 – fully fitted and furnished turn key office solution

Key benefits include:

- ▶ Backup generator power
- ▶ Significant data and phone infrastructure, including multiple fibre connections
- ▶ End of trip facilities
- ▶ Excellent natural light and views
- ▶ Significant exposure and signage
- ▶ Central core allowing for flexible tenancy layout
- ▶ Feature internal stairwell

Situated on Princes Highway and within close proximity to Eastlink, the property provides excellent connectivity to all major arterial roads and bus stop at your doorstep connecting to Dandenong Train Station.

-  **NLA**
2,870 sqm
-  **Grade**
B
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
Exempt

Contact Details:

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

Tom Ryan

- ▶ +61 419 786 244
- ▶ Tom.Ryan@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
Ground	1,375	\$250	IMMEDIATE
1	1,495	\$250	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



FLEXIBLE MODERN STANDALONE BUILDING

15 - 17 Prospect Street, Box Hill

15-17 Prospect Street provides an exceptional and rare stand-alone office building within the highly sought after suburb of Box Hill.

With large bright floor plates from 1,047 sqm the building will suit a variety of businesses looking to secure high grad office accommodation.

Key building highlights include:

- ▶ Long term leases available
- ▶ Fully fitted office accommodation
- ▶ Whole building opportunity
- ▶ Excellent access to an abundance of amenity
- ▶ Within close proximity to all forms of public transport including, train, trams and buses
- ▶ Secure onsite car parking

Located in the heart of Box Hill, one of Melbourne's key Major Activity Centres. Box Hill is one of Melbourne's most popular suburbs due to the abundance of surrounding amenity, including retail and shopping, local parks and gardens and the proximity to public transport and access to major arterial roads and freeways.



NLA
2,121 sqm



Grade
B



Parking
Yes



NABERS Rating
1-star NABERS Energy rating

Contact Details:

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

Adam Jones

- ▶ +61 417 574 659
- ▶ Adam.Jones@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
Whole	2,121	\$295	Q2 2018
Ground	1,047	\$295	Q2 2018
1	1,074	\$295	Q2 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE VIC



MULGRAVE'S NEWEST CREATIVE OFFICES

362 Wellington Road, Mulgrave

With extensive refurbishment underway, Knight Frank is pleased to offer this two level office building ideal for all office operators looking for a new creative space.

Boasting a massive 64 metres of frontage to Wellington Road providing excellent exposure and signage opportunities, this commercial office building will provide tenants small to large a brand new office opportunity. The refurbishment will provide for a brand new striking entrance foyer and provide a range of office suites:

- ▶ Areas from 300 sqm
- ▶ Whole floors of 1,800 sqm approx.
- ▶ Whole building of 3,600 sqm approx.
- ▶ Ample onsite carparking
- ▶ Proposed new café on ground floor

Supported with over 200 parking bays, 362 Wellington Road also benefits from quick access to the Monash Freeway and Eastlink, which provides quick access to the Greater Melbourne Suburbs and the Melbourne CBD which is only 22.5kms away.



Grade
B



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected.

Contact Details:

Nick Sharkey

- ▶ +61 400 783 469
- ▶ Nick.Sharkey@au.knightfrank.com

James Treloar

- ▶ +61 401 994 239
- ▶ James.Treloar@au.knightfrank.com

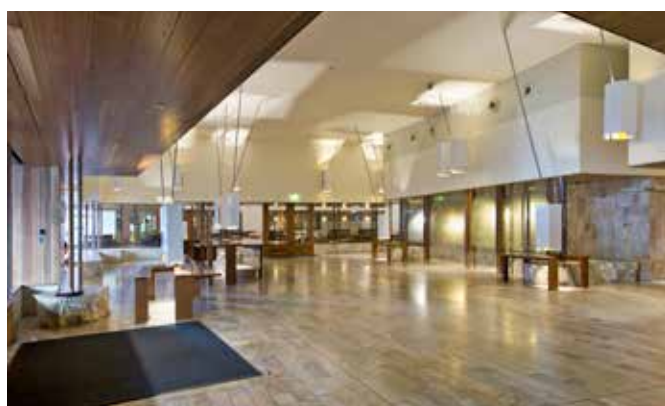
AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1	300 - 800	\$350	IMMEDIATE
2	300 - 800	\$350	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE QLD



TOP FLOOR | 68 |

OUTSTANDING OPPORTUNITY IN ICONIC COMMERCIAL TOWER

Santos Place, 32 Turbot Street, Brisbane

Santos Place, 32 Turbot Street now provides an outstanding opportunity to lease high quality fitted out whole levels.

Completed in 2009, 32 Turbot Street is an exceptional A-grade commercial building that boasts a 6 Star Green Star Rating along with a 5.5 NABERS rating.

Ideally located in the North Quarter precinct of the CBD being in close proximity to Roma Street Station, King George Square Bus Terminal, Queen Street Mall and the Kurilpa Foot Bridge.

Exceptional natural light and view corridors compliment the high quality and efficient office layouts.

NIELSON
PROPERTIES



NLA
35,395 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
5.5-star NABERS Energy rating

Contact Details:

Mark McCann

► +61 418 785 978
► Mark.McCann@au.knightfrank.com

Campbell Tait

► +61 404 087 089
► Campbell.Tait@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

AVAILABILITY			
LEVEL	AREA (SQM)	RENT (SQM)	TIMING
6	1,109	POA	Q1 2019
7	1,109	POA	Q1 2019
8	1,109	POA	Q1 2019
9	1,109	POA	Q1 2019
10	1,109	POA	Q1 2019
11	1,109	POA	Q1 2019
12	1,109	POA	Q1 2019
13	1,109	POA	Q1 2019
14	1,109	POA	Q1 2019
15	1,154	POA	Q2 2019
16	1,109	POA	IMMEDIATE
24	1,112	POA	IMMEDIATE
25	1,112	POA	IMMEDIATE

FOR LEASE QLD



IMPRESSIVE READY TO OCCUPY SPECULATIVE FITOUTS

12 Creek Street, Brisbane

dexus

- Ready to occupy speculative fitouts
- Efficient and collaborative spaces
- Sophisticated tenant experience

For a forward-thinking business, 12 Creek St. Tower is truly the ultimate strategic position. Standing at the very centre of the 'Golden Triangle', 12 Creek St. Tower delivers unrivalled connectivity with hundreds of blue-chip companies as well as convenient access to every possible amenity.

12 Creek St. Tower is a Prime A-Grade office complex comprising a 34-level office tower and adjoining two level annex building. With 32,227 sqm of modern office accommodation, it provides highly efficient floorplates of up to 1,088 sqm and panoramic views across Brisbane River and the City.

The striking and well-known building provides an unparalleled services and amenities including over 300 car spaces, dedicated hotel-standard concierge, dry-cleaning service and onsite café/restaurant. Newly fitted suites comprise of cutting edge architecturally designed spaces offering functional variety, ergonomic height adjustable desks with modern and more traditional design options.



NLA
32,194 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4-star NABERS Energy rating

Contact Details:

Campbell Tait

- +61 404 087 089
- Campbell.Tait@au.knightfrank.com

Jamie Nason

- +61 434 186 721
- Jamie.Nason@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
2	916	\$700	FEBRUARY 2018
5	654	\$725	FEBRUARY 2018
18A	181	\$725	IMMEDIATE
23.02	189	\$725	IMMEDIATE
24	204	\$725	FEBRUARY 2018
29	334	\$750	IMMEDIATE
32	1,088	\$750	IMMEDIATE

FOR LEASE QLD



THE BEST VALUE IN THE GOLDEN TRIANGLE

201 Charlotte Street, Brisbane



201 Charlotte has recently completed its new multi-million dollar upgrade and refurbishment. The transformation has provided a cutting edge A-Grade asset with new architecturally designed spaces and all the amenities.

Located in the heart of the Golden Triangle in the centre of Brisbane's financial district. Be among the premium office towers and neighbours with the blue chip corporates. Surrounded by all the amenities, dining, shopping and entertainment – a short walk to Riverfront, Queen Street Mall and Edward Street retail strip. In close proximity by all public transport – Eagle Street pier and ferries, bus stops and Central train station

High quality spaces with four sides of glass and light and picturesque views and outlook over St Stephens Cathedral and Park, and to Eagle Street Pier and the river.

Choice of either:

Brand new fully-fitted out suites

- ▶ Efficient layouts with meeting rooms, offices and boardrooms, kitchens and breakout areas
- ▶ Designer fittings and finishes
- ▶ Fully cabled
- ▶ Plug and play, move straight in, nothing to do
- ▶ From 139sqm

Whole, multiple or part floors

- ▶ Newly refurbished with polished concrete floors
- ▶ Either exposed ceiling services or conventional ceiling grid
- ▶ Customise the design and layout of your space to suit your needs
- ▶ Up to 1,752sqm

Other features include :

Brand new fully-fitted out suites

- ▶ Brand new end of trip facilities including of showers, lockers, change rooms and bike racks
- ▶ Brand new contemporary designed ground floor lobby and foyer
- ▶ New ground level café and eateries in Charlotte Lane – the Grehsham Lane of the Golden Triangle
- ▶ Newly opened Guardian Childcare Centre on Level 1, which is the only Childcare Centre in Brisbane's Golden Triangle
- ▶ Generous car park ratio on-site with on-site car park concierge



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
3.5-star NABERS Energy rating

Contact Details:

Campbell Tait

- ▶ +61 404 087 089
- ▶ Campbell.Tait@au.knightfrank.com

Jamie Nason

- ▶ +61 434 186 721
- ▶ Jamie.Nason@au.knightfrank.com

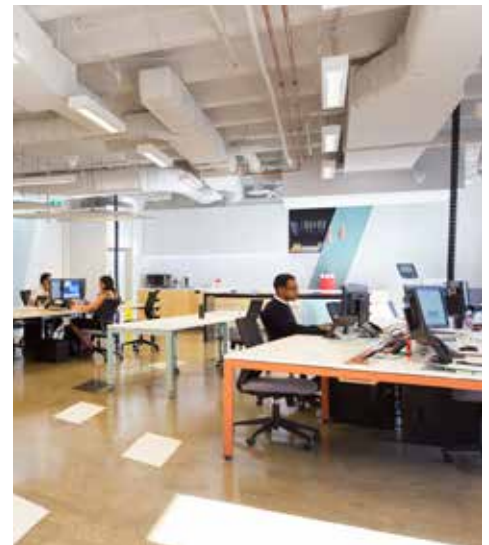
AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT	TIMING
2A	206	\$128,750.00 per annum	IMMEDIATE
2C	236	\$147,500.00 per annum	IMMEDIATE
2D	139	\$86,875.00 per annum	IMMEDIATE
3	876	\$600 per sqm	IMMEDIATE
4	876	\$600 per sqm	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE QLD



TOP FLOOR | 71 |






TURN-KEY FITOUTS ON QUEEN STREET FROM 90 SQM - NOW UNDER CONSTRUCTION

324 Queen Street, Brisbane

Having undergone a recent refurbishment, 324 Queen Street is open for business and attracting occupiers with its central location and market-leading office accommodation.

In a key CBD location and offering 20,000 sqm of office accommodation across 25 levels, the calibre of 324 Queen Street's occupants speaks for itself, with a successful business community including, Allianz and Ausure, your business will be keeping excellent company.



-  **NLA**
19,864 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3-star NABERS Energy rating

Contact Details:

Jamie Nason

- +61 434 186 721
- Jamie.Nason@au.knightfrank.com

Michael O'Rourke

- +61 424 503 151
- Michael.O'Rourke@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
8.02	236	\$595	IMMEDIATE
17.01	172	POA	LEASED
17.02	144	POA	LEASED
17.03	92	POA	LEASED
17.04	209	POA	LEASED
19	381	\$625	IMMEDIATE
21	739	POA	UNDER OFFER
22	739	POA	UNDER OFFER
23.01	212	POA	UNDER OFFER
23.02	144	\$625	IMMEDIATE
23.03	92	POA	UNDER OFFER
23.04	168	\$625	IMMEDIATE
24	739	\$610	IMMEDIATE

FOR LEASE QLD



TOP FLOOR | 72 |

A CONNECTED CBD ADDRESS






69 Ann Street, Brisbane



69 Ann is a commanding tower, ideally positioned in one of Brisbane's most highly anticipated CBD precincts. It is primed to capitalise on the unprecedented re-development planned for the city's newly defined, North Quarter.

Surrounded by a Bluechip register of corporate neighbours and allowing easy access to transport, shopping and essential services, 69 Ann instils a healthy work / life balance, providing an excellent base to build business, while creating an enviable environment for attracting and engaging workers.

The building features an impressive 1,192 sqm floor plate with A-grade building services. Businesses have a variety of flexible, divisible, fitout options and opportunities for both full and partial tenancies.

-  **NLA**
26,669 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4-star NABERS Energy rating

Contact Details:

Campbell Tait

- +61 404 087 089
- Campbell.Tait@au.knightfrank.com

Nicholas Ritchie

- +61 412 683 490
- Nicholas.Ritchie@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
4	1,192	\$605	IMMEDIATE
5	1,192	\$605	IMMEDIATE
15	1,159	\$625	MAY 2018
16	1,234	\$625	MAY 2018
17	131	\$625	IMMEDIATE
20	1,237	\$625	MAY 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE QLD



TOP FLOOR | 73 |

RARE 1,000 SQM FLOORPLATE OFFERING

1 Corporate Court, Bundall






CorVal

Wyndham Corporate Centre is a modern A-grade office tower located within the Corporate Centre Precinct which is acknowledged as the Gold Coast's premium corporate location. The property offers a high level of staff amenity, including ground level restaurant / café and end of trip facilities.

Comprising of 7,986 sqm NLA across eight office levels, Wyndham Corporate Centre provides tenants with first class building services. The property is strategically positioned at the nexus of major arterial roads with easy access to the Pacific Motorway.

Key features include:

- ▶ Whole floor opportunity
- ▶ Secure basement parking, podium parking and two hour free visitor parking
- ▶ On-site fitness centre, including 25 metre swimming pool
- ▶ Major tenants include Wyndham Vacation Resorts Asia Pacific, Regus Serviced Offices and Suncorp
- ▶ Close proximity to banks, restaurants, cafes and bars
- ▶ Bus connection

-  **NLA**
7,986 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4.5-star NABERS Energy rating

Contact Details:

Tania Moore

- ▶ +61 439 034 025
- ▶ Tania.Moore@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
4	1,042	\$450	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE QLD



ICONIC GOLD COAST CORPORATE CENTRE PRECINCT

2 Corporate Court, Bundall

CorVal

Corporate Centre One is an A-grade office tower in Bundall with marble clad ground floor lobby, providing a magnificent entry statement with all floors serviced by four lifts and all tenancies enjoying sweeping Gold Coast views.

Key features include:

- Gold Coast sweeping views offering 360 degree view of Surfers Paradise to the hinterland
- Suites from 125 sqm
- Major tenants include CBA Business Banking, Hickey Lawyers, Ramsden Lawyers, KPMG, HLB Mann Judd, Hostplus, ANZ and Crowe Horwath
- Fully licensed cafe and fitness centre within the confines of the Corporate Centre Precinct
- Secure basement parking, podium parking and two hour free visitor parking



NLA
11,579 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
3-star NABERS Energy rating

Contact Details:

Tania Moore

- +61 439 034 025
- Tania.Moore@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
G.01	329	\$450	IMMEDIATE
G.02	341	\$450	IMMEDIATE
1.01	208	\$455	IMMEDIATE
1.02	480	\$455	IMMEDIATE
3.01	153	\$460	IMMEDIATE
7.01	167	\$460	IMMEDIATE
7.02	132	\$460	IMMEDIATE
7.03	148	\$460	IMMEDIATE
8.01	189	\$460	IMMEDIATE
8.08	125	\$460	IMMEDIATE
10	679	\$465	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE SA



TOP FLOOR | 75 |

ADELAIDE'S PREMIER OFFICE BUILDING

Westpac House, 91 King William Street, Adelaide

Westpac House, 91 King William Street is Adelaide's premier office building offering the only true Premium Grade office accommodation in the Adelaide marketplace.

Westpac House provides 30 levels of office accommodation with basement car parking and grand foyers, providing an exceptional entrance to this building.

The building provides high levels of natural light and uninterrupted, unsurpassed views from all levels. The vacant tenancies have been fully refurbished with new ceilings, T5 lighting, Cbus electrical control, digital air conditioning control and new carpets.



NLA
29,700 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4-star NABERS Energy rating

Contact Details:

Martin Potter

- +61 411 105 856
- Martin.Potter@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
2	521	\$465	IMMEDIATE
14	1,118	\$525	IMMEDIATE
15	1,118	\$525	IMMEDIATE
Pt 23	97	\$550	IMMEDIATE
Pt 25	247	\$550	IMMEDIATE
Pt 26	643	\$550	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE SA








QUALITY, LOCATION AND FLEXIBILITY

30 Currie Street, Adelaide

30 Currie Street, Adelaide is a superbly located and highly identifiable office building, situated 80 metres from King William Street in close proximity to all of Adelaide's public transport options.

With excellent levels of natural light and a highly flexible and efficient 872 sqm floor plate, 30 Currie Street, Adelaide can provide a variety of tenancy options from multi to part floor areas.

The building has undergone a major refurbishment with a totally refreshed imposing ground floor foyer, installation of end of trip facilities in the basement, newly refurbished office floor, including new ceilings, energy efficient lighting, upgraded amenities and blinds.

-  **NLA**
9,210 sqm
-  **Grade**
B
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3-star NABERS Energy rating

Contact Details:

Martin Potter

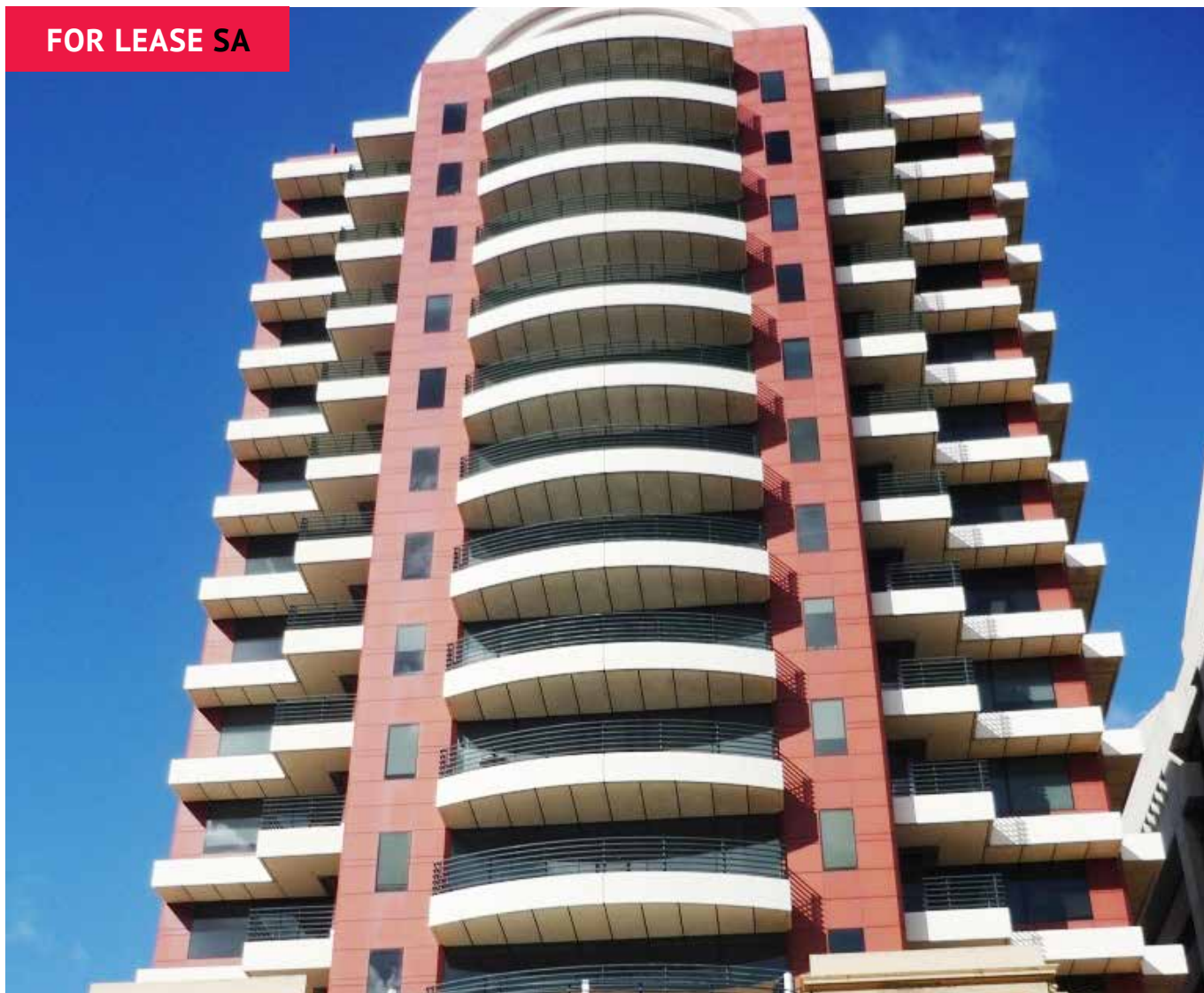
- +61 411 105 856
- Martin.Potter@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
G	224	\$450	IMMEDIATE
Pt 1	325	\$425	IMMEDIATE
Pt 2	375	\$425	IMMEDIATE
3, 4 & 7	872	\$425	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE SA



TOP FLOOR | 77

OPPORTUNITY IN PRIME LOCATION

Wyatt House, 115 Grenfell Street, Adelaide

If convenience matters to you, then you will love being in the centre of the CBD with easy access to all major services and amenities. Wyatt House is ideally located on the corner of Wyatt Street and Grenfell Street in the heart of Adelaide's CBD.

As you enter the imposing art-deco influenced marble entrance foyer, you know this building offers something special. The timeless 14 level office tower is presented to a high standard, retaining its quality A-Grade status. The building is progressively being refurbished with tenancies being refurbished to suit as they fall vacant, including amenity upgrades and plenty of natural light with great views across the city and beyond.

Wyatt House includes 38 undercover car spaces for tenants, plus hundreds more in a multi-storey car park next door. Excellent end of trip facilities, include common showers in the basement complete with 36 lock-up cycle parks and unisex showers on refurbished floors.



NLA
13,397 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
3.5-star NABERS Energy rating

Contact Details:

Martin Potter

- +61 411 105 856
- Martin.Potter@au.knightfrank.com

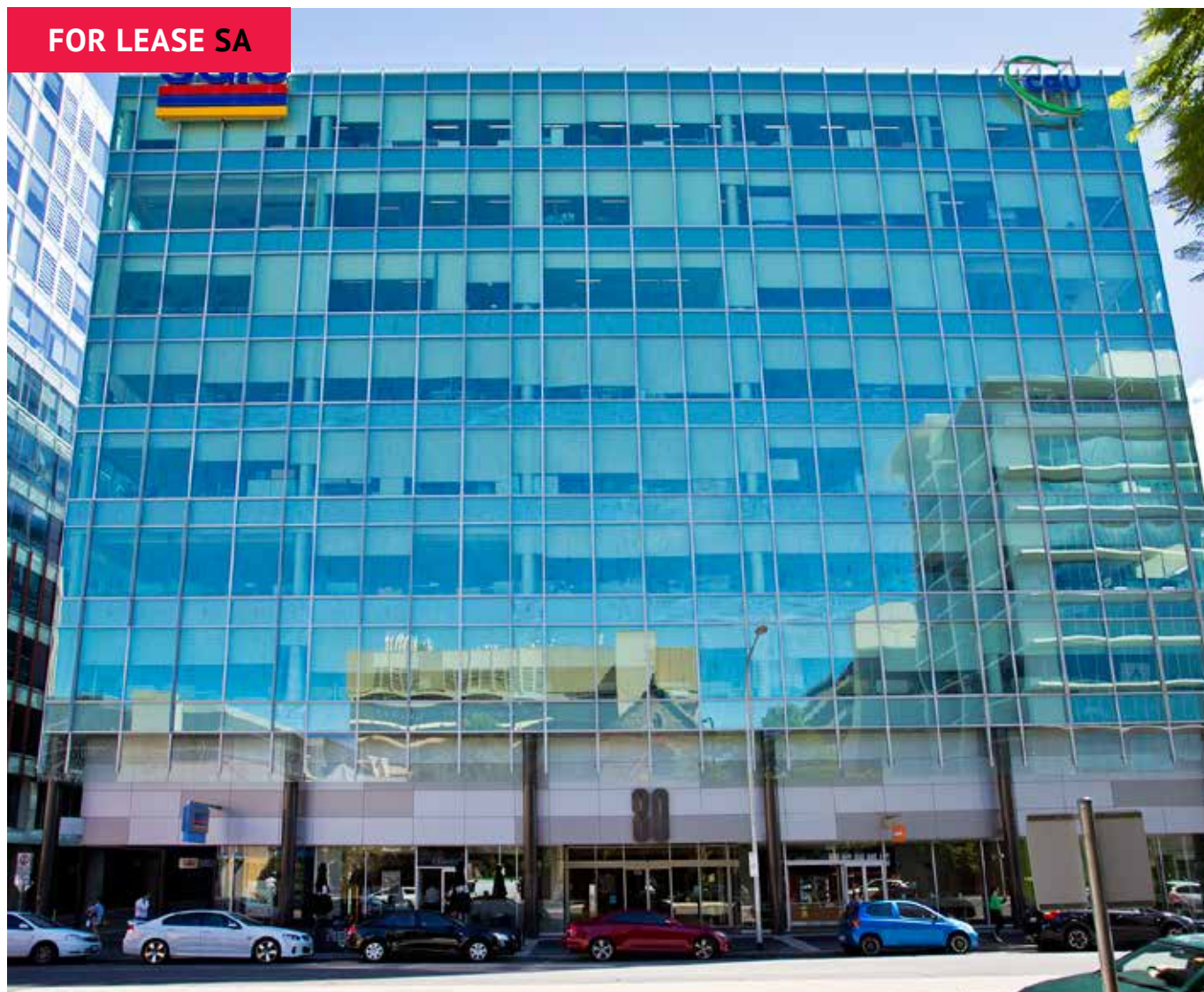
AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
1	1,087	\$420	IMMEDIATE
4	920	\$420	IMMEDIATE
5	410	\$420	IMMEDIATE
6	467 + 435	\$440	IMMEDIATE
7	932	\$430	IMMEDIATE
8	142	\$430	IMMEDIATE
10	230	\$430	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE SA



TOP FLOOR | 78 |






EXCEPTIONAL LEVEL OF OFFICE ACCOMMODATION IN PRIME CBD LOCATION

80 Flinders Street, Adelaide

80 Flinders Street, Adelaide is a modern office building completed in 2006 providing an exceptional level of office accommodation in a prime CBD location.

The building boasts a premium southern outlook over heritage buildings providing accommodation with great views and high levels of natural light.

The building is currently being refurbished with the addition of new hotel quality end of trip facilities and a totally new revamped entrance foyer.

-  **NLA**
8,576 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
5-star NABERS Energy rating

Contact Details:

Martin Potter

- +61 411 105 856
- Martin.Potter@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
2 – 3	1,072	\$435	IMMEDIATE
Pt 5	428	\$435	IMMEDIATE
8	3,239	\$435	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE SA



TOP FLOOR | 79

HUGE SPACE, HUGE OPPORTUNITY

100 King William Street, Adelaide

100 King William Street provides an exceptional level of accommodation with large floors of approximately 1,000 sqm. Extensive glazing provides high levels of natural light throughout and superior building services provide a reliable and efficient platform from which to conduct business.

Located in the heart of the CBD in close proximity to all forms of public transport and provides a convenient and high profile business location. King William Street forms the main north-south axis of the city and is Adelaide's premier ceremonial boulevard. This vibrant precinct is home to some of Australia's biggest corporate occupiers including CBA, NAB, EY and Westpac.



NLA
19,518 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4-star NABERS Energy rating

Contact Details:

Martin Potter

- +61 411 105 856
- Martin.Potter@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
Ground	760	\$475	IMMEDIATE
Lower Ground	408	\$300	IMMEDIATE
4	997	\$465	IMMEDIATE
5	997	\$465	IMMEDIATE
11	468	\$465	IMMEDIATE
15	997	\$465	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE SA



TOP FLOOR | 80 |

PREMIER FRINGE BUILDING






1 Richmond Road, Keswick



1 Richmond Road, Keswick is a landmark 5 level building adjacent the Anzac Highway / Greenhill Road intersection.

All tenancies enjoy high levels of natural light and quality building services. The building has recently undergone further refurbishment with new ceilings, lighting and amenities upgrade. Recent improvements include End of Trip facilities and ground floor foyer upgrade. The building presentation is of a very high standard.

Significant designated onsite parking is available at grade at the rear of the property with additional timed parking for clients. A new train station across the road provides excellent accessibility to the city and southern suburbs.

-  **NLA**
8,085 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

Martin Potter

- +61 411 105 856
- Martin.Potter@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
Ground Floor East	621	\$420	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA



TOP FLOOR | 81

GOING, GOING...






Exchange Tower, 2 The Esplanade, Perth



Exchange Tower is located in the core of the Perth CBD and at the pivotal point of the financial district. Situated in a prime position just off St Georges Terrace and adjacent to the stunning new Elizabeth Quay project, Exchange Tower is close to everything in the CBD, including public transport, restaurants / bars and Perth's retail malls.

This prestigious 40 storey office tower affords tenants sought-after building facilities, such as, 125 seat conference centre, gym membership, ground floor cafe and state-of-the-art end of trip facilities. The friendly on-site management team are available to cater for tenant requirements.

Serviced by high-speed passenger lifts, the floor plans on each level are largely column free allowing for freedom and flexibility for office fitout and design. Exchange Tower offers outstanding river views from most floors. Premium tenants include Morgan Stanley, Patersons Securities, Mitsubishi, Mitsui and many others.

-  **NLA**
34,403 sqm
-  **Grade**
Premium
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4.5-star NABERS Energy rating

Contact Details:

Ian Edwards
 ▶ +61 418 917 019
 ▶ Ian.Edwards@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
Ground	215	\$450	IMMEDIATE
8	335	\$550	IMMEDIATE
11	1,499	\$575	APRIL 2018
19	634	\$675	IMMEDIATE
19	141	\$675	IMMEDIATE
23	241	\$675	IMMEDIATE
26	373	\$695	IMMEDIATE
27	653	\$695	JUNE 2018
36	200	\$725	JUNE 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA



AMAZING OUTDOOR BREAK OUT AREA






Australia Place, 15-17 William Street, Perth



Located in the core of Perth CBD on William Street between St Georges Terrace and Mounts Bay Road is an extremely convenient, well sought-after address for your firm.

This modern, 12 level office tower offers a well-designed floor plate with two amenity hubs per floor (wash rooms and kitchenettes), excellent natural light and river views. Secure basement parking is provided for 79 vehicles.

Level 12 offers a full outdoor staff breakout area with brand new end of trip facilities including male/female showers, change rooms equipped with 130 lockers and bike storage for 131 bikes, along with a drying room.

-  **NLA**
15,525 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4.5-star NABERS Energy rating

Contact Details:

Greg McAlpine

- +61 412 923 775
- Greg.McAlpine@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
1	556	\$525	IMMEDIATE
11	1,223	\$525	IMMEDIATE
12	907	\$525	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA



OUTSTANDING RIVER AND CITY VIEWS

25 Rowe Avenue, Rivervale

25 Rowe Avenue is a brand new 10,337 sqm A-grade office building over nine levels in the new riverside Springs Rivervale development precinct. Strategically located between the Perth CBD and the domestic and international airports, 25 Rowe is a commercial centrepiece of The Springs, offering high quality office accommodation with stunning backdrop views to the Swan River and Perth CBD.

The remaining floor for lease on level 6 of 1,504 sqm provides a large flexible floor plate with the ability to be sub-divided.

Extensive car parking and end of trip facilities are also afforded from this outstanding development.

The Springs also includes the brand new Aloft Perth hotel, located directly adjacent to 25 Rowe, and features 224-rooms, superior meeting and conferencing facilities with state-of-the-art integrated technology, a 300-pax rooftop ballroom and ground floor restaurant, coffee roaster and sushi train accessible for all office tenants.



NLA
10,337 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected.
Designed for a 5 star energy rating

Contact Details:

Ian Edwards

- +61 418 917 019
- Ian.Edwards@au.knightfrank.com

Greg McAlpine

- +61 412 923 775
- Greg.McAlpine@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
6	1,504	\$385	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA








TOP FLOOR | 84 |

HEART OF LEGAL PRECINCT

Golden Square, 32 St Georges Terrace, Perth



-  **NLA**
14,895 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4.5-star NABERS Energy rating

Golden Square is located in a prime St Georges Terrace location with outstanding panoramic river views across Government House Gardens. Situated on the main Transperth bus route for the city, as well as, the main CAT bus route. It is also within easy walking distance to both William Street railway stations.

32 St Georges Terrace is 15,000 sqm A-grade office building comprising basement car parking, a magnificent ground level entry lobby and end of trip facilities with 15 levels of office space above. The office floors have full height glazing with magnificent views across Government House Gardens to the Swan River. The services offer high levels of comfort for tenants and the building has been designed to achieve 4.5 star NABERS energy rating.

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
9	678	\$495	IMMEDIATE
10	1,025	\$495	IMMEDIATE
11	1,042	\$525	IMMEDIATE
12	1,026	\$525	IMMEDIATE
13	1,040	\$525	IMMEDIATE
14	1,025	\$525	IMMEDIATE
15	1,040	\$525	IMMEDIATE

Contact Details:

Ian Edwards
• +61 418 917 019
• Ian.Edwards@au.knightfrank.com

Greg McAlpine
• +61 412 923 775
• Greg.McAlpine@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA








STUNNING FITOUT

226 Adelaide Terrace, Perth

226 Adelaide Terrace is prominently located on the corner of Hill Street and Adelaide Terrace. It is set amongst commercial office towers, residential apartments, and world class hotels. It enjoys the Adelaide Terrace bus services, and is within walking distance of railway stations.

226 Adelaide Terrace is a stylish high quality A-grade office building with large efficient 2,300 sqm floor plates and a high level of natural light via full height perimeter windows and a central atrium. High level finishes welcome your staff and visitors, and a café offers informal meeting spaces for coffee or a light meal. The building also has a loading dock and end of trip facilities.

Level 4 is fitted and furnished to an extremely high standard.

-  **NLA**
14,409 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
5-star NABERS Energy rating

Contact Details:

Ian Edwards

- +61 418 917 019
- Ian.Edwards@au.knightfrank.com

Kendall Main

- +61 439 700 717
- Kendall.Main@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
4	2,247	\$375	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA



WORK LIFE BALANCE

Garden Office Park, 355 Scarborough Beach Road, Osborne Park

Garden Office Park is located close to the Mitchell Freeway and is only 400 metres from the Glendalough Railway station providing convenient access north and south. The Perth CBD can be reached in less than ten minutes by car. A TransPerth CAT bus stop on Walters Drive from Glendalough Train Station departs every 15 minutes throughout peak hours and half hourly throughout the day.

The Garden Office Park is unique to Perth and comprises of approximately 17,000 sqm of commercial office accommodation over five individual buildings in a parkland style development.

The Garden Office Park offers an unprecedented array of tenant facilities including:

- Extremely generous tenant and visitor parking totalling 685 car bays available at 1 bay per 30 sqm of lettable area
- Building security access control system
- Conference centre licensed to seat 100 persons
- Beautifully landscaped gardens
- Alfresco poolside cafe
- Fully equipped gymnasium
- 20 metre swimming pool and barbeque facilities
- Full size tennis court
- On site management team
- 24 hour 7 day per week Help Desk facilities



NLA
17,000 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
5-star NABERS Energy rating

Contact Details:

Greg McAlpine
+61 412 923 775
Greg.McAlpine@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
Building A: G	298	\$395	IMMEDIATE
Building B: 1	244	\$395	IMMEDIATE
Building C: G	96	\$395	IMMEDIATE
Building C: 4	216 – 1,256	\$395	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA

ST
MARTINS

HEART OF THE CITY

St Martins Centre, 40, 44 & 50 St Georges Terrace, Perth

St Martins Centre, which comprises of 40 St Georges Terrace, 44 St Georges Terrace and 50 St Georges Terrace is conveniently located on the corner of Barrack Street and St Georges Terrace offering easy access to all areas of the Perth CBD and all major arterial roads out of the city.

Onsite facilities include conference centre, new state of the art gymnasium, end of trip facilities and bicycle storage. Neighbouring ground floor retail arcade offering excellent amenity for staff. The new gymnasium provides a range of exercise equipment and group exercise studios offering classes such as spin, yoga, pilates, kettlebell training, fitball and more.

Fully refurbished and newly fitted out tenancies available. River views from some floors.

A full lift upgrade has been completed through all three buildings.



TOP FLOOR | 87

40 St Georges Terrace			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
2	550	\$495	IMMEDIATE
3	193	\$495	IMMEDIATE
3	40	\$495	APRIL 2018
6	550	\$525	IMMEDIATE
7	195	\$495	IMMEDIATE
11	125	\$505	IMMEDIATE
11	254	\$505	IMMEDIATE
12	550	\$525	IMMEDIATE

44 St Georges Terrace			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
3	679	\$495	IMMEDIATE
6	678	\$495	IMMEDIATE
7	681	\$525	IMMEDIATE
8	193	\$495	IMMEDIATE
9	679	\$515	IMMEDIATE
10	679	\$515	IMMEDIATE
11	679	\$515	IMMEDIATE
15	682	\$560	IMMEDIATE
18	176	\$560	IMMEDIATE
19	37	\$560	IMMEDIATE
20	620	\$595	IMMEDIATE
21	242	\$595	IMMEDIATE
22	720	\$595	IMMEDIATE
23	330	\$595	IMMEDIATE
23	361	\$595	IMMEDIATE
26	319	\$595	IMMEDIATE

50 St Georges Terrace			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
3	220	\$495	IMMEDIATE
4	368	\$495	IMMEDIATE
9	679	\$505	IMMEDIATE



Grade
B



End of Trip Facility
Yes



Parking
Yes



NABERS Rating - 40 St Georges Terrace
0-star NABERS Energy rating &
3.5-star NABERS Water rating



NABERS Rating - 44 St Georges Terrace
2-star NABERS Energy rating &
2-star NABERS Water rating



NABERS Rating - 50 St Georges Terrace
0-star NABERS Energy rating &
2.5-star NABERS Water rating

Contact Details:

Kendall Main

- +61 439 700 717
- Kendall.Main@au.knightfrank.com

Sallese Wilmot-Barr

- +61 419 905 991
- Sallese.Wilmot-Barr@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE WA



THE FUTURE IS HERE!

480 Hay Street, Perth

480 Hay Street will be a premium grade 23 level office tower with large, efficient, rear core floor plates and full perimeter full height glazing affording excellent natural light throughout.

It is ideally located within a few minutes of the retail malls and all major public transport facilities, including the Perth City Bus Port, Perth Underground and Esplanade Train Stations.

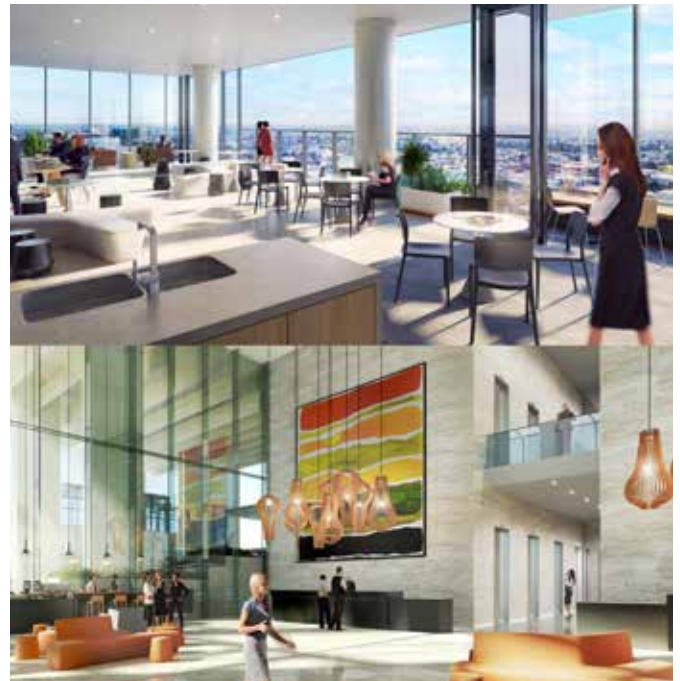
The huge site incorporates a separate 368 room 5 star Westin hotel with café and restaurant choices plus the office tower will also contain a foyer café, a 70 child crèche, a three level gymnasium and a collaborative hub for young go getting teams.

480 Hay will provide approximately 33,270 sqm of premium office space, with all the services and amenities that modern companies demand. State of the art conference facilities are available within the Westin and generous end of trip facilities in addition to the gymnasium are located within the office tower with separate street access for bike riders. Targeting 5 star ratings means that 480 Hay Street is gentle on the environment as well as having lower operating costs.



TOP FLOOR | 88 |

AVAILABILITY			
LEVEL	AREA (SQM)	NET RENT (SQM)	TIMING
02	1,800	\$575	Q1 2020
03	1,800	\$575	Q1 2020
05	1,700	\$625	Q1 2020
06	1,550	\$625	Q1 2020
07	1,700	\$625	Q1 2020
08	1,700	\$625	Q1 2020
09	1,550	\$625	Q3 2019
10	1,700	\$625	Q1 2020
11	1,700	\$625	Q1 2020
12	1,550	\$625	Q1 2020
13 – Transfer Floor	1,700	\$625	Q1 2020
14	1,700	\$650	Q1 2020
15	1,550	\$650	Q1 2020
16	1,700	\$650	Q1 2020
17	1,700	\$650	Q1 2020
18	1,550	\$650	Q1 2020
19	1,700	\$650	Q1 2020
20	1,700	\$675	Q1 2020
21	1,550	\$675	Q1 2020
22	1,700	\$675	Q1 2020



NLA
33,270 sqm



Grade
Premium



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
Currently not disclosure affected.
Designed for a 5 star energy rating.

Contact Details:

Ian Edwards

• +61 418 917 019
• Ian.Edwards@au.knightfrank.com

Greg McAlpine

• +61 412 923 775
• Greg.McAlpine@au.knightfrank.com



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE ACT



TOP FLOOR | 89

CONNECT YOUR ORGANISATION TO A BUILDING THAT WORKS

2 Constitution Avenue, Canberra

2 Constitution Avenue offers the astute organisation quality office space with fully upgraded amenities strategically located within Canberra.

The large efficient floor plates of up to 3,461 sqm receive plenty of natural light. Level 3 has been fitted out to provide co-working or short term options.

The building owner is creating a spacious welcoming entry foyer. The design incorporates informal meeting areas in the ground floor foyer and an internal café.

2 Constitution Avenue is a great place to work. Located within close proximity to the parliamentary precinct, with access to open spaces and city facilities. Tenants can enjoy the surrounding amenity at lunch time and come back to work feeling revitalised.



NLA
19,784 sqm



Grade
A



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
NABERS exempt

Contact Details:

Nicola Cooper

- +61 423 773 479
- Nicola.Cooper@au.knightfrank.com

Daniel McGrath

- +61 411 140 523
- Daniel.McGrath@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
3 West	1,162	\$430	IMMEDIATE
4 East & West	3,468	\$430	IMMEDIATE
5 East	358	\$450	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE ACT



TOP FLOOR | 90 |

A SEAMLESS MOVE TO A PREMIER BUILDING

60 Marcus Clarke Street, Canberra

Widely recognised as Canberra CBD's most prominent building, 60 Marcus Clarke Street delivers A-grade services and amenities to its tenants and visitors. Four high speed lifts, large efficient floor plates, picturesque views from the upper floors and ample parking are just some of the building's key features. The building has just undergone an extensive refurbishment to the main lobby with construction of new end of trip facilities.

The ground floor retail suite has been fully refurbished with new shopfronts and excellent street exposure. This tenancy can be subdivided.



NLA
12,356 sqm



Grade
B



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4-star NABERS Energy rating

Contact Details:

Erika Stone

- +61 402 931 715
- Erika.Stone@au.knightfrank.com

Daniel McGrath

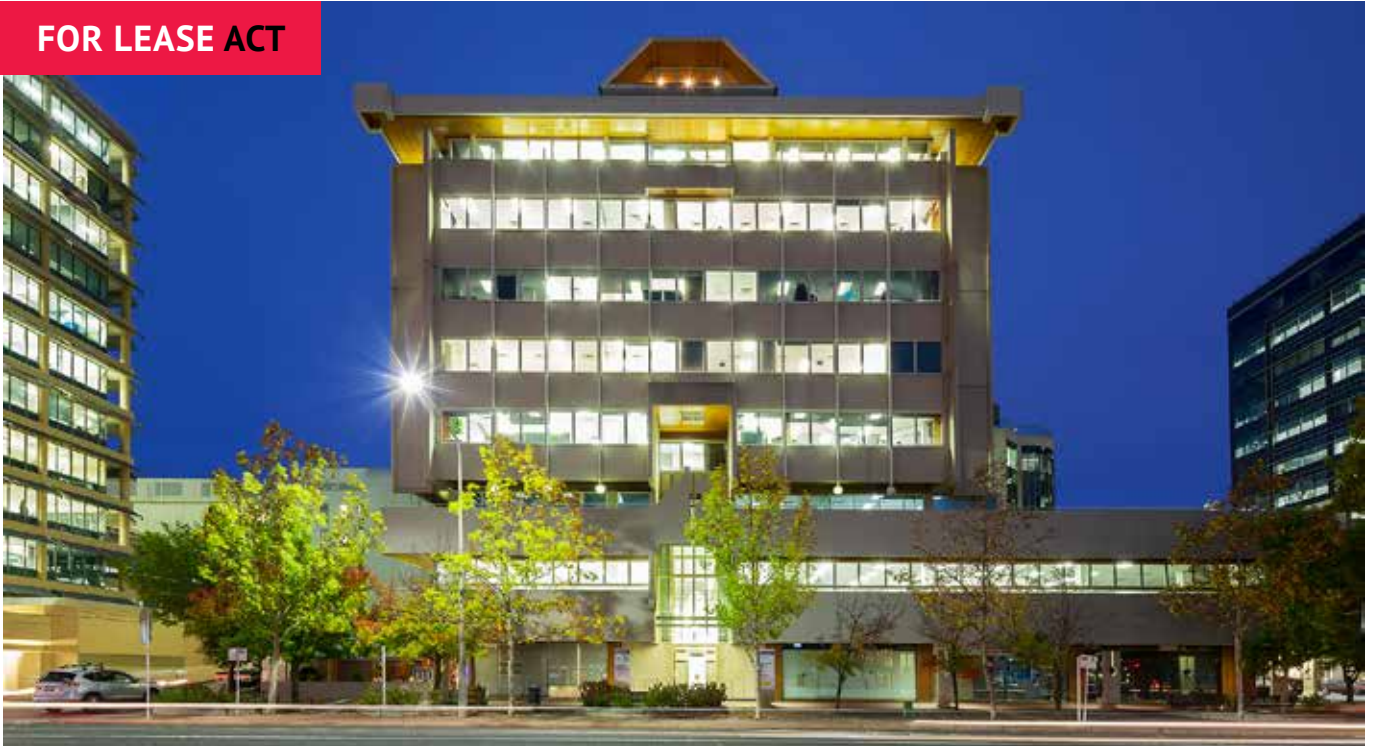
- +61 411 140 523
- Daniel.McGrath@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
G.06	213	\$430	IMMEDIATE
7	901	POA	JUNE 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE ACT



TOP FLOOR | 91

BUDGET AND SIZE CAN BE ACCOMMODATED TO SUIT YOUR NEEDS

54 Marcus Clarke Street, Canberra

54 Marcus Clarke Street is a multi-tenanted building located in the western core of Canberra's CBD. It offers nine levels of office accommodation, ground floor retail, two-storey podium to Rudd Street and one level of basement parking. Recent major capital expenditure works have included lift and chiller upgrades, together with refurbishments to some common area amenities. The ground floor lobby has just undergone a major refurbishment.

All tenancies have been fully refurbished and fitted out to a high standard.



NLA
5,328 sqm



Grade
B



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
3.5-star NABERS Energy rating

Contact Details:

Erika Stone

- +61 402 931 715
- Erika.Stone@au.knightfrank.com

Daniel McGrath

- +61 411 140 523
- Daniel.McGrath@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
3.03	241	\$410	IMMEDIATE
7.02	269	\$430	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE ACT



PRIME CBD LOCATION!

64 Northbourne Avenue, Canberra



64 Northbourne is prominently located on the major thoroughfare into Canberra, providing a strong recognisable corporate address. Brand new fitouts have just been completed to the suites on level 3, incorporating meeting rooms, open-plan workspaces and breakout areas. These furnished suites are ready to move straight into.

Key features include:

- ▶ On-site basement parking
- ▶ Excellent access to public transport
- ▶ Opposite green space
- ▶ Close proximity to the Canberra Centre - providing shops, cafes and restaurants
- ▶ Other amenities such as hotel, conference and recreation facilities are within a short walking distance

The ground floor tenancy would suit a variety of users, including retail, personal or business services with signage opportunities.



NLA
5,994 sqm



Grade
B



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4-star NABERS Energy rating

Contact Details:

Daniel McGrath

- ▶ +61 411 140 523
- ▶ Daniel.McGrath@au.knightfrank.com

Erika Stone

- ▶ +61 402 931 715
- ▶ Erika.Stone@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
G.01	95	\$450	DECEMBER 2017
3.01	227	\$420	IMMEDIATE
3.03	249	\$420	IMMEDIATE



Online: KnightFrank.com.au/TOPFLOOR

FOR LEASE ACT



TOP FLOOR | 93

CBD SUITES AVAILABLE FOR LEASE






12 Moore Street, Canberra



Occupying an enviable position on the intersection of Moore and Rudd Streets, 12 Moore Street is just a short walk to all major amenities, including the Canberra Centre, bus interchange, hotels and meeting facilities.

A refurbishment of the ground floor entrance lobby has modernised and refreshed this space, providing tenants and visitors with a distinguished arrival point. The building owner has an excellent record of operating buildings to maintain a high standard of efficiency.

In keeping with the commuting options that this location affords, modern end of trip facilities are provided in the basement for the convenience of all staff.

-  **NLA**
11,975 sqm
-  **Grade**
B
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

Daniel McGrath

- +61 411 140 523
- Daniel.McGrath@au.knightfrank.com

Nicola Cooper

- +61 423 773 479
- Nicola.Cooper@au.knightfrank.com

AVAILABILITY

LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
8.01	187	\$395	IMMEDIATE
11	415	\$395	IMMEDIATE
13	275	\$400	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE ACT



FULLY FITTED WHOLE FLOOR AVAILABLE






121 Marcus Clarke Street, Canberra

With views of the CBD and towards Black Mountain Tower, this large premium office space is located on the eighth floor of 121 Marcus Clarke Street.

The floor is fully fitted out and equipped with a highly flexible layout offering an extensive mix of open-plan workstations, meeting rooms, collaborative informal meeting spaces, boardroom and breakout areas. Large windows throughout create an abundance of natural light, giving the floor an open and welcoming feel.

121 Marcus Clarke Street is an A-Grade office building located in Canberra's commercial heart which is within easy walking distance of all parts of the City including the Canberra Centre. The ground floor area is designed to create a hub of activity with the use of vibrant cafes/restaurants which spill out over a north facing outdoor walkway overlooking a leafy park.

The building is easily accessible, by road, bus connections at the door and bikeways past the building. Ample secure bike cages in the basement, together with shower facilities provide the perfect solution for the cycling community.

-  **NLA**
25,000 sqm
-  **Grade**
A
-  **End of Trip Facility**
Yes
-  **Parking**
Yes
-  **NABERS Rating**
4.5-star NABERS Energy rating

Contact Details:

Nicola Cooper

- +61 423 773 479
- Nicola.Cooper@au.knightfrank.com

Daniel McGrath

- +61 411 140 523
- Daniel.McGrath@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
8	1,427	POA	APRIL 2018



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE ACT



TOP FLOOR | 95

INNER NORTH OFFICE FILLED WITH NATURAL LIGHT

243 Northbourne Avenue, Lyneham



NLA
8,540 sqm



Grade
B



End of Trip Facility
Yes



Parking
Yes



NABERS Rating
4-star NABERS Energy rating

Key features include:

- Substantial basement car parking
- Existing fitouts in place
- Excellent natural light
- In close proximity to the Canberra CBD

The construction of the Light Rail along Northbourne Avenue will significantly enhance the connectivity and amenity to the precinct. Stage 1 is currently under construction with completion scheduled for end 2018. The proposed light rail stop, only 100 metres from the front entrance will provide direct access to the CBD.

Contact Details:

Daniel McGrath

- +61 411 140 523
- Daniel.McGrath@au.knightfrank.com

Erika Stone

- +61 402 931 715
- Erika.Stone@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
G	1,037	\$370	IMMEDIATE
1.03	406	\$370	IMMEDIATE
1.04	277	\$395	IMMEDIATE
1.05	226	\$395	IMMEDIATE
3	1,121	\$370	DECEMBER 2017



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)

FOR LEASE ACT



ENERGISE YOUR ORGANISATION!

40 Cameron Avenue, Belconnen



With major upgrades to the facade, lobby and all office floors, 40 Cameron Avenue has been transformed to offer the perfect base for your organisation. Conveniently located a short walk from shops, transport and parklands.

Levels 1 and 2 offer high quality fitted out options including open-plan workstation areas, boardrooms, meeting rooms, secure areas and generous breakout areas.

The refurbishment of Level 2 divides the floor into smaller tenancies, with the central shared area being the feature of the floor. It offers tenants a large common kitchen/breakout area, small meeting rooms and collaboration areas to encourage interaction.

- NLA**
15,506 sqm
- Grade**
B
- End of Trip Facility**
Yes
- Parking**
Yes
- NABERS Rating**
3.5-star NABERS Energy rating

Contact Details:

Nicola Cooper
► +61 423 773 479
► Nicola.Cooper@au.knightfrank.com

Daniel McGrath
► +61 411 140 523
► Daniel.McGrath@au.knightfrank.com

AVAILABILITY			
LEVEL	AREA (SQM)	GROSS RENT (SQM)	TIMING
G	1,464	POA	FEBRUARY 2018
1	3,528	POA	FEBRUARY 2018
2	1,856	POA	FEBRUARY 2018
2A	190	\$390	IMMEDIATE
2D	240	\$390	IMMEDIATE
2E	275	\$390	IMMEDIATE
3	3,582	POA	IMMEDIATE
4	2,306	POA	IMMEDIATE



Online: [KnightFrank.com.au/TOPFLOOR](https://www.knightfrank.com.au/TOPFLOOR)



Sydney CBD office research.

September 2017 highlights:

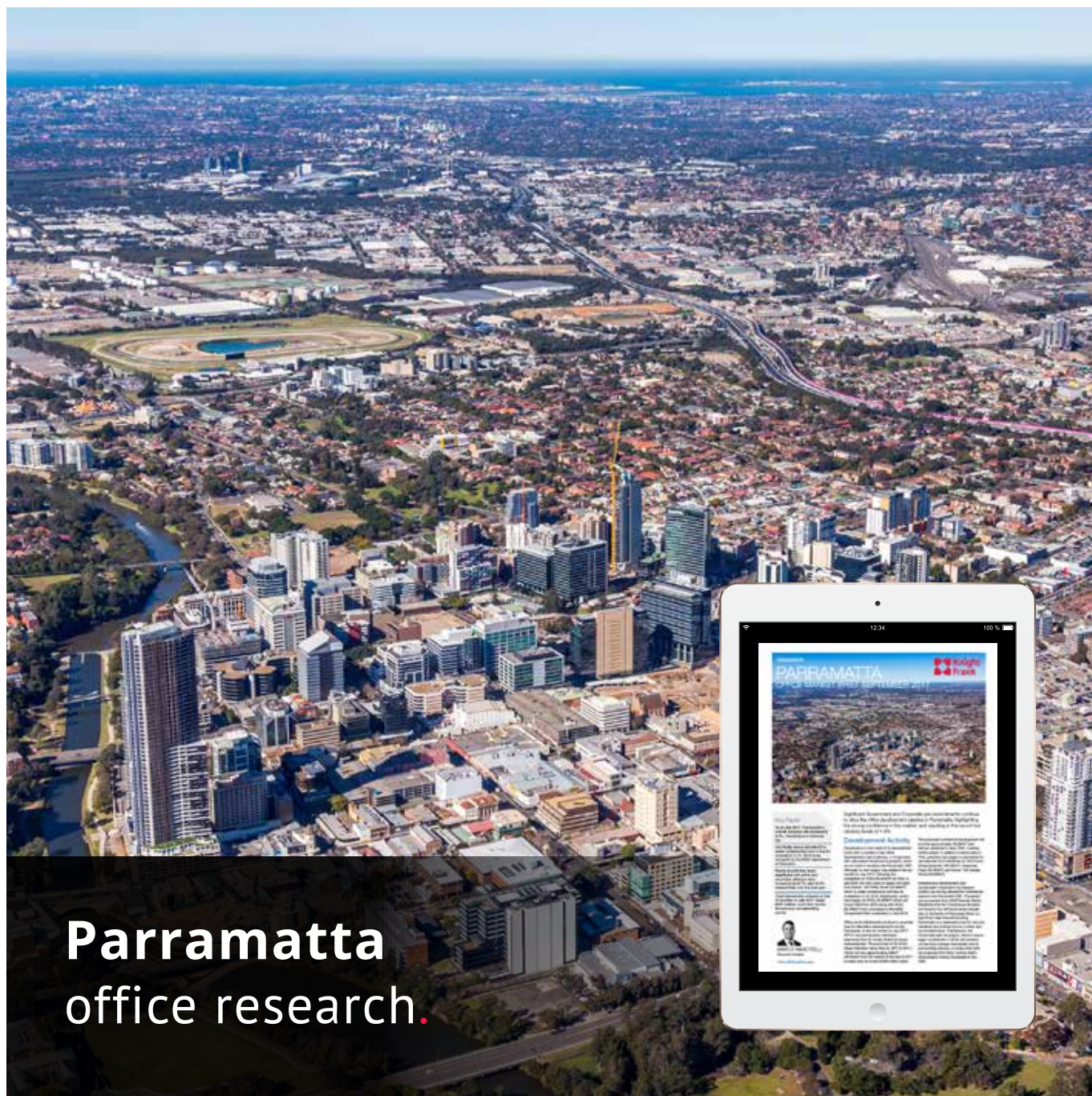
- ▶ A total of 201,480 sqm of existing office stock in the CBD market, largely secondary grade, has been withdrawn in the year to July 2017.
- ▶ Tenant demand in the Sydney CBD market continued to gain traction over the past six months with an overall net absorption reading of 22,216 sqm.
- ▶ The Sydney CBD overall vacancy rate tightened from 6.2% in January 2017 to 5.9% in July 2017, 130bps below the 10 year average of 7.2%.
- ▶ Sydney CBD's prime and secondary gross effective rents have increased by 10.3% and 16.3% respectively over the past 12 months.
- ▶ \$2.3 billion worth of commercial buildings in the CBD has transacted over the first eight months of 2017, with at least \$2.0 more billion in the pipeline.

North Shore office research.



September 2017 highlights:

- ▶ Circa 40,000 sqm of existing office space in North Sydney has been earmarked for permanent withdrawal for alternative uses over the next three years.
- ▶ The overall North Sydney vacancy rate fell from 7.3% in January 2017 to 6.4% as at July 2017, well below the 10-year average of 9.0% and the lowest level in 16 years.
- ▶ Prime and secondary markets in North Sydney recorded similar gross effective rental growth of 9.0% over the past 12 months.
- ▶ North Sydney's prime core market yields ranged between 5.25%-6.00% and secondary yields are between 5.50%-6.25%.



Parramatta office research.

September 2017 highlights:

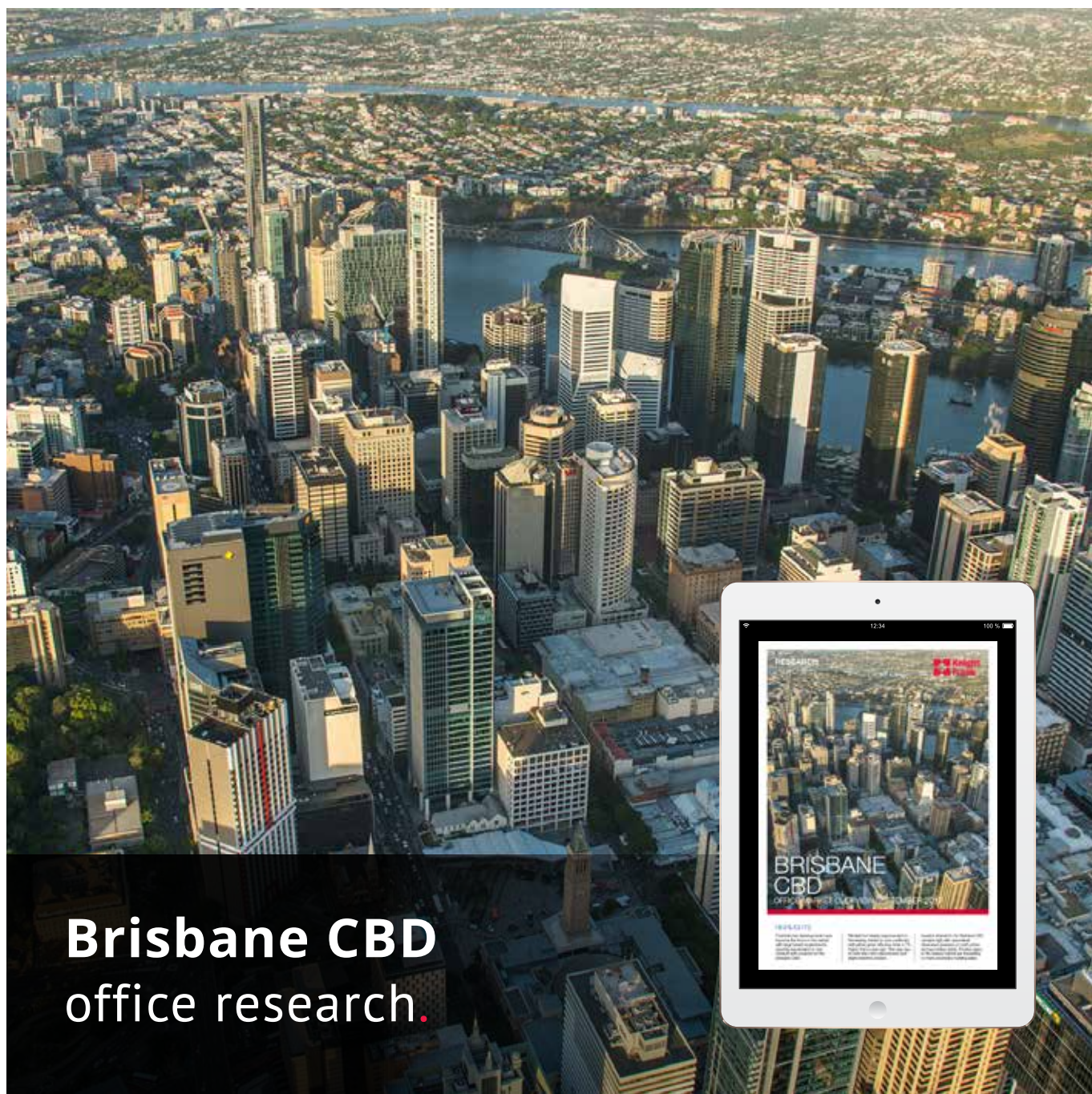
- ▶ As at July 2017, Parramatta's overall vacancy rate measured 4.3%, remaining at a historical low.
- ▶ Rental growth has been significant with prime and secondary effective rents increasing by 8.7% and 13.1% respectively over the past year.
- ▶ Total transaction volumes in the 12 months to July 2017 totalled \$397 million, more than double the previous corresponding period.

Melbourne CBD office research.



September 2017 highlights:

- ▶ CBD total vacancy fell from 7.1% to 6.5% in the 12 months to July 2017; the lowest level in four years.
- ▶ The CBD recorded the strongest net absorption figure nationally, totalling 128,389sqm in the year to July 2017.
- ▶ The overall vacancy rate is expected to fall to 4.1% over the next 12 months with no developments scheduled to be completed until Q2 2018.
- ▶ Reflecting the declining vacancy rate, average prime effective rents grew at their strongest rate in seven years.
- ▶ The current spread between prime and secondary yields is 75bps; the tightest on record.



Brisbane CBD office research.

September 2017 highlights:

- ▶ Total vacancy was 15.7% as at July 2017, still down from the cyclical high of 16.9% in mid-2016 but up from the start of 2017.
- ▶ Prime and secondary effective rents grew by 4.7% p.a and 2.6% p.a respectively in the year to July 2017; the market has started to show improvement.
- ▶ A number of large tenant requirements have reawakened the development market, creating a pipeline of potential new buildings.
- ▶ Yields remain under downward pressure as offshore investors increase their presence in the Brisbane CBD market. Prime and core opportunities have been limited in 2017.

Adelaide CBD office research.



August 2017 highlights:

- ▶ CBD prime yields firmed by 10bps from an average of 7.23% to 7.13%, while secondary yields remained unchanged at 8.50%.
- ▶ Year to August 2017 investment volumes stood at approximately \$240 million, headlined by the sale of 45 Pirie Street and the MAC Portfolio.
- ▶ Average prime incentives in the CBD Core increased from 34.8% to 36.3% over the previous six months and now typically range between 35% to 40%.
- ▶ Tenant's flight to quality has placed pressure on secondary buildings, highlighted by prime net absorption of 6,138 sqm and secondary net absorption of -1,514 sqm in the six months to July 2017.



Perth CBD office research.

September 2017 highlights:

- ▶ The Perth CBD vacancy rate decreased to 21.1% as at July 2017, the first fall recorded since January 2012 at the peak of the resource sector boom.
- ▶ Falling face rents and rising incentives have contributed to an increasing number of secondary buildings being leased on effective terms.
- ▶ Counter-cyclical purchasing has commenced with three confirmed transactions to date from local, national and international purchasers, with further activity anticipated.
- ▶ Prime buildings better performed than secondary, best represented by a premium vacancy rate of only 11.7%, along with stabilised face rents and incentives.
- ▶ Recent transactions suggest a tightening of yields in the Perth market, narrowing the gap with East Coast capital cities.

Canberra office research.



September 2017 highlights:

- ▶ As at July 2017, Canberra's overall vacancy rate measured 11.4%, down from 12.6% in January 2017 and 13.0% a year prior.
- ▶ Sales of \$747 million, were transacted in the 12 months to July 2017, the highest annual result on record.
- ▶ Prime and secondary effective rents have increased by 2.6% and 7.4% YoY underpinned by declining incentives.
- ▶ Yields continue to compress across the board, with the spread between primary and secondary at 109bps, the lowest since 2009.

Knight Frank

While our reach is global, we focus on the needs of our clients at a local level. To discuss your requirements, please contact your local Knight Frank office.

Australia

Sydney

Level 22, Angel Place
123 Pitt Street
Sydney NSW 2000
T +61 2 9036 6666

Melbourne

Level 29, 120 Collins Street
Melbourne VIC 3000
T +61 3 9602 5722

Brisbane

Level 3
12 Creek Street
Brisbane QLD 4000
T +61 7 3246 8888

Perth

Level 10, Exchange Tower
2 The Esplanade
Perth WA 6000
T +61 8 9325 2533

Suite 2, 143 Adelaide Terrace
East Perth WA 6004
T +61 8 9225 2500

Adelaide

Level 25, Westpac House
91 King William Street
Adelaide SA 5000
T +61 8 8233 5222

Canberra

64 Allara Street
Canberra ACT 2608
T +61 2 6230 7855

Cairns

Level 1, 32 Sheridan Street
Cairns QLD 4870
T +61 7 4046 5300

Darwin

Level 2, 46 Smith Street Mall
Darwin NT 0800
T +61 8 8982 2500

Gladstone

Shop 3, 191 Philip Street
Gladstone QLD 4680
T +61 7 4978 7212

Glen Waverley

Ground Floor, Building 1
540 Springvale Road
Glen Waverley VIC 3150
T +61 3 8545 8600

Gold Coast

Level 2, The Wave
89 Surf Parade
Broadbeach QLD 4218
T +61 7 5636 0800

Hobart

5 Victoria Street
Hobart TAS 7000
T +61 3 6220 6999

Illawarra

Level 4, 2 Coombe Street
Wollongong NSW 2500
T +61 2 4227 2111

Launceston

Suite 2A, 41 York Street
Launceston TAS 7250
T +61 3 6333 7888

Mackay

76 Gordon Street
Mackay QLD 4740
T +61 7 4940 0100

Newcastle

Suite 1, Ground Floor
168 Parry Street
Newcastle NSW 2300
T +61 2 4920 5700

North Sydney

Level 11, 100 Pacific Highway
North Sydney NSW 2060
T +61 2 9028 1100

Rockhampton

Level 2, 102 Bolsover Street
Rockhampton QLD 4700
T +61 7 4921 2347

Strathpine

Level 1, Shop 4
259 Leitchs Road
Brendale QLD 4500
T +61 7 3482 6000

Sydney South

Suite 9G, Graphix Row
Sydney Corporate Park
160 Bourke Road
Alexandria NSW 2015
T +61 9036 6841

Sydney South West

Level 1, Suite 7
72-74 Bathurst Street
Liverpool NSW 2170
T +61 2 9733 0189

Sydney West

Level 2, 91 Phillip Street
Parramatta NSW 2150
T +61 2 9761 1800

Townsville

Central, Ground Level
520 Flinders Street
Townsville QLD 4810
T +61 7 4750 3000

Wagga Wagga

Shop 44, Koorringal Mall
Lake Albert Road
Wagga Wagga NSW 2650
T +61 2 6923 8000

New Zealand

Auckland

Level 13, 34 Shortland Street
Auckland CBD 1010
T +64 9 377 3700

Level 1, 381 Great South Road
Ellerslie Auckland 1051
T +64 9 377 3700

Christchurch

Level 1, 145 Victoria Street
Christchurch 8013
T +64 3 377 3700

Asia

Cambodia
China
Hong Kong
India
Indonesia
Japan
Malaysia
Singapore
South Korea
Taiwan
Thailand

Connecting people and property, perfectly.

KnightFrank.com.au/TOPFLOOR