

# Australia's leading office leasing collection.



EDITION 6

A large red graphic element consisting of a square frame with a stylized 'L' shape inside, framing the text "TOP FLOOR".

TOP FLOOR

METRO MARKETS:  
THE QUIET ACHIEVERS

TORI OGLESBY, FROM TENANT ADVISOR  
TO AGENCY: WHAT CAN WE LEARN?

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# Meet the National Leasing 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.

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.



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Cover Image: ARA Australia's 320 Pitt Street, Sydney.  
Office leasing by Knight Frank Australia.

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# Welcome to TOP FLOOR

Welcome to the sixth edition of TOP FLOOR.

TOP FLOOR is a collection of Australia's prime grade office space for lease and market-leading insights from Knight Frank's national office leasing team.

As the world's largest privately owned real estate agency, and with a history spanning 122 years, Knight Frank is in a unique position to redefine the market expectation when it comes to property intelligence and insights. We refer to this as 'Intelligent Agency' and it places the client at the centre of all our thinking.

The continued growth of the Australian commercial property sector, which shows many of our cities as outperformers in the global city index, has in many ways understated the imperative for the 'right advice for sensible decision making'.

Taking this into account, TOP FLOOR #6 aims to focus on three main topics to further support the Australian property market growth objectives.

- 1: The imperative of a truly national client engagement program
- 2: The changing needs of the occupier, as they seek to retain and attract the best talent
- 3: The emergence of mixed use place-making as the urban regeneration and town-planning differentiator

This magazine contains a sample of Australia's prime grade office space for lease, to view our entire TOP FLOOR collection visit [KnightFrank.com.au/TOPFLOOR](http://KnightFrank.com.au/TOPFLOOR) and please subscribe if you'd like a copy delivered straight to your inbox.

I trust you will enjoy our latest version of TOP FLOOR.



**David Howson**  
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Knight Frank Australia

# Metro markets: the quiet achievers

**All in various stages of the property cycle, the sub-markets within cities around the country all tell a different story, from CBD to metro to suburban. We spoke to two of our top metro agents – Shane van Beest, Partner, Office Leasing, Queensland and James Treloar, Director, Head of Metropolitan Leasing, Victoria – about how their markets are performing and insights we can draw from the Brisbane and Melbourne metro office markets.**

2018 has been a solid year for the Brisbane metro office leasing market, according to Shane, with the level of enquiry and volume of transactions significantly exceeding the levels seen in 2017.

"We are currently experiencing a growth sentiment in Brisbane, and this has been reflected in the number of enquiries where occupants are looking to expand on the space they currently have. This is a stark contrast to where the market was three or four years ago, when we were predominantly sub-letting space as companies were downsizing or looking to relocate to save money.

"The rejuvenated and positive interest from tenants has resulted in growth in face rents, which were reasonably static in 2016 and 2017, increasing 4% in the year to June 2018. Effective rents have also started to grow gradually as the market has hit a ceiling in terms of incentive levels."

The Melbourne metro market has also been performing strongly with historically low vacancy of 4.6%, as at June 2018, and a lack of supply leading to rents increasing 3.7% in the six months to July 2018, said James.

"A lot of the activity in the Melbourne metro market has been in the Richmond and Cremorne area. These areas are attracting a variety of tenants, from tech to co-working, with a number of developments fully pre-committed. Occupiers are looking to the metro markets for space that provides a good value alternative, relative to the CBD, while also offering superior amenities, facilities and connectivity.

"There is significant development activity underway in the Melbourne metro market as there is a window of opportunity where speculative commercial developments are a very viable option due to the low vacancy and increased rents, for example 588 Swan Street, Richmond.

While Brisbane's metro market may not have the same amount of stock as Melbourne coming to the market in the next year or two, tenants are still looking for upgraded space. Shane believes the best advice he could give landlords is to invest in your assets during a downturn in the market.

"Similar to Melbourne, companies are always looking to upgrade their space no matter what stage of the cycle. No tenant ever says 'we want something worse than what we currently have'. They are typically looking to upgrade for the same cost, or less, so it is important to stand out and distinguish your building when there is a saturated market."

One stark difference between the two markets is what draws companies to the metro areas.

For Melbourne, it is very much about the amenities in the area, attracting occupiers such as tech and creative businesses.

While in Brisbane companies are typically drawn to the value, size of the floorplates and the price of parking relative to the CBD, so tenants tend to be more transient style workforces such as engineering firms, mining consultants and construction groups that benefit from the extra car parking.

However, the cities are alike in that there are small pocket-sized neighbourhoods currently attracting a significant amount of interest from occupiers.

James says, "Cremorne, in the Richmond precinct, is very popular with tenants as we are seeing companies take into consideration where their employees want to be. Cremorne offers modern space with great connectivity to the CBD all within close proximity to some of the best restaurants, bars and cafes in Melbourne.

"Recently MYOB leased circa 8,800 sqm in the area, while both 7/11 and Recce Plumbing let 7,000 and 7,800 sqm respectively, highlighting Cremorne's attraction for a variety of tenants."

Milton has been the surprise performer in Brisbane, according to Shane. "Despite the relatively dire market perception of Milton due to the high vacancy rate, the suburb has been attracting a substantial amount of interest from tenants looking for quality and value.

"We were involved in the leasing of 135 Coronation Drive in Milton earlier this year, which had over 13,000 sqm of A-Grade space available following Origin Energy relocating to the CBD. The space was fully let within three months of Origin vacating, including a major commitment from Downer EDI Services and two or three occupiers that unfortunately missed out on securing space within the building.

"There has also been an uptick in activity in Milton's B-Grade sector, with tenants such as Open Gear, Corporate House and ARN all securing deals in the past three months."

As the popularity of the near city metro markets continue to increase, both Shane and James expect the outer suburban markets will experience a rise in popularity.

"With the market tightening and rents climbing, we expect that large tenants will start to look to outer suburban areas such as Melbourne's Clayton in the east and Essendon Fields in the north for comparatively affordable options," commented James.

Across the board in both cities, the bar for how landlords should market their assets has been raised in recent years.

## **"Across the board in both cities, the bar for how landlords should market their assets has been raised in recent years."**

"We have certainly experienced a shift away from the traditional signboard and internet listing as it is all about showcasing the building to set the scene for a tenant and make a lasting impression with key decision makers.

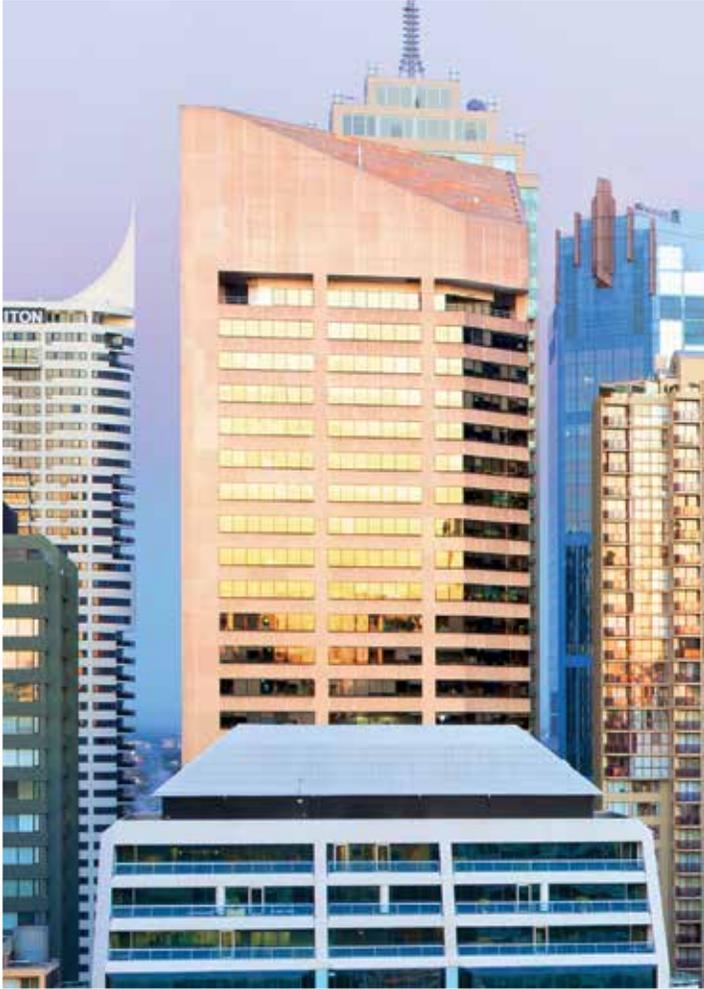
"One way a landlord can differentiate their building is through the use of high calibre marketing materials, including professional promotional videos, photography or CGIs, and superior brochures or information memorandums," said James.

Despite the differences between the metro and CBD markets in Melbourne and Brisbane, both Shane and James agree that the role of the agent doesn't vary drastically between the two.

"While we may work with a slightly different type of landlord and occupier, at the end of the day, we all need to hustle and work in partnership with our clients to the best of our ability.

"In fact, James and I have been collaborating recently on a Metro Tenant Strategy which has us tracking major metro occupiers across the eastern seaboard," Shane concluded.





## 320 Pitt Street, Sydney

### The ultimate value proposition

Located in the heart of a transforming and re-energised 24/7 precinct, 320 Pitt redefines work-life balance. With world-class transport links at its doorstep and a complete building transformation underway, 320 Pitt will give your business a competitive edge and provide an inspiring workspace for you to excel.

- + Prime midtown CBD location
- + New Sydney Light Rail stops only 2 short blocks away
- + New Sydney Metro station entrance only 50 metres away
- + Multiple other transport options on your door step
- + Brand new end-of-trip facilities
- + Full refurbishment including an impressive architecturally-designed entry statement providing a spacious light-filled foyer and beautifully finished lift lobbies and floors
- + Abundant natural light
- + Approximately 29,000 sqm of contiguous office space across the whole building
- + Signage rights available (STCA)

-  **NLA Available:** up to 29,000 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **NABERS Rating:** 4.5-star NABERS Energy rating

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## 123 Pitt Street, Sydney

Be part of this iconic and stylish office tower. Angel Place provides occupiers with unrivalled levels of service and amenity, and all within close proximity to Martin Place and Wynyard. A major capital works program has commenced offering a new arrival experience with an upgraded entrance and lobby, lift refurbishment and new conference and third space facilities. Key features include: + 24/7 security + Concierge with on-line tenant portal + Licenced restaurant and café + End-of-trip facility with towel service + Bicycle parking + Basement car parking via Wilson.

-  **NLA Available:** 212 – 880 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## 222 Clarence Street, Sydney

222 Clarence Place is the home your business has always deserved. Less than 100 metres from QVB and Town Hall Station, hidden behind a heritage sandstone façade, your new offices are as visible as they are impressive. The impression continues as you pass through the marble foyer, into the new glass lifts on your way to your own stylish, full-floor office apartment. There, bathed in light from windows on three sides, standing on herringbone parquet floors with high ceilings above you and your own newly-fitted luxury kitchen and shower facilities at your disposal, you could be forgiven for forgetting that you were in a hard-working space.

-  **NLA Available:** 312 – 314 sqm
-  **End of Trip Facility:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## 100 Arthur Street, North Sydney

From its inspiring harbour views and adaptable floor plates to wellness facilities and energising outdoor connections, One Hundred Arthur offers the inspiration, collaboration and flexibility that a forward-thinking business needs. Available for the first time since completion up to 7,000 sqm of contiguous office space over large 1,300 sqm floor plates. Great views, full time concierge and market leading end-of-trip facilities. One Hundred Arthur is a catalyst for collaboration – designed to bring people and ideas together in new and inspiring ways.

-  **NLA Available:** 575 – 7,075 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## The Zenith, 821 Pacific Highway, Chatswood

Situated in Chatswood's CBD, The Zenith complex provides a contemporary corporate environment in one of Sydney's most recognised buildings and locations. 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 offers an outstanding amenity, including a prominent forecourt, central atrium, informal meeting, outdoor green space, childcare, brand new end-of-trip and conference facilities, on-site management, concierge and 24/7 security.

-  **NLA Available:** 1,027 – 9,000 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## Space 207, 207 Pacific Highway, St Leonards

Positioned in the heart of St Leonards business precinct, Space 207 stands tall as one of the most sought-after office towers on the lower North Shore. It offers superior transport access with St Leonards train station within easy walking distance. With highly efficient/adaptable floorplates, Space 207 is easily configured to your exact fitout specifications. Near floor to ceiling windows maximise natural light on all four sides. Recent building upgrades include a new entry lobby, refurbished floors and market leading end-of-trip facilities.

-  **NLA Available:** 875 – 1,790 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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**ALTIS**  
PROPERTY PARTNERS



## 6 & 7 Eden Park Drive, Macquarie Park

6 & 7 Eden Park Drive is an established business centre only 15 km from the Sydney CBD. Well connected by motorways, bus and rail services, it's a highly efficient location to do business. 6&7 Eden Park features high quality finishes, large floor plates, car parking and A-Grade building services. It's one of the few buildings in Macquarie Park that provides 100% tenant and base building back up power. There is a variety of retail, food and beverage outlets, a 24/7 gym and a childcare centre on-site, and Macquarie Shopping Centre is just one train stop away.

-  **NLA Available:** 1,206 – 3,208 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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**ALTIS**  
PROPERTY PARTNERS

FOR LEASE **NSW**



## 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. It is located in the thriving Pyrmont precinct allow easy access to the Sydney CBD, Sydney Airport and City West Link Motorway. The property features: + Plentiful natural light and potential quality fitout + Two popular on-site cafe's + On-site child care centre + Full security including basement car parking + Excellent access to a wide range of transport options + Car parking ratio 1:90 sqm @ \$4,750p.a. + GST + Levy

-  **NLA Available:** 186 – 538 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
3.5-star NABERS Energy rating

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## 862 Elizabeth Street, Waterloo

Level 2, 862 Elizabeth Street, a high quality commercial office space above the prestigious home of Ferrari Maserati Sydney. This high calibre top floor office offers prospective tenants the opportunity to take advantage of the existing fitout comprising reception, boardroom, meeting rooms, executive offices, workstations, fully functioning kitchen/break out facilities and external balcony and terrace areas. The building is located within 5 minutes walk of Green Square Station and benefits from bus services directly outside the building.

-  **NLA Available:** 1,626 sqm
-  **Grade:** A
-  **Parking:** Yes
-  **NABERS Rating:**  
3.5-star NABERS Energy rating

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## The Octagon, 110 George Street, Parramatta

Parramatta's most thought-provoking building 'The Octagon' at 110 George Street is unlike any other commercial property. It features a unique modular design, large 3,200 sqm floor plates, light filled atriums and a central communal courtyard, this building has the ability to inspire.

The Octagon's commanding position with dual frontages to George and Phillip Streets in the heart of Parramatta's Central Business District provides A-Grade office accommodation, commercial retail showrooms, café/restaurants and generous parking.

-  **NLA Available:** 285 – 575 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## 203 Northumberland Street, Liverpool

An icon synonymous with the entrepreneurial spirit, the Inghams building offers a regionally competitive 7,300 sqm of modern, re-furbished 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 the Liverpool rail and bus interchange. Key features include: + 980 sqm floor plates + Abundant parking + 360 degree views + On-site Management + Amenity rich local environment + Rapidly developing CBD + Areas from 160 sqm to 1,540 sqm.

-  **NLA Available:** 160 – 1,540 sqm
-  **Grade:** A
-  **Parking:** Yes
-  **NABERS Rating:**  
1.5-star NABERS Energy rating

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# 120 Collins Street, Melbourne



## Premium east end

120 Collins boasts a total NLA of 64,393 sqm with areas ranging in size from 448 sqm to 1,360 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 a tenant engagement program including an online portal that creates a digital 'vertical community' for the building's tenants.

### Availability

LEVEL	AREA (SQM)	GROSS RENT (\$/SQM)	TIMING
21	1,360	POA	IMMEDIATE
23	448	POA	IMMEDIATE
33	1,139	POA	IMMEDIATE

-  **NLA Available:** 448 – 1,360 sqm
-  **Grade:** Premium
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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# 140 William Street, Melbourne



**140 William now offers exclusive opportunities for lease**

Breathtaking views, natural light, exceptional fitout efficiencies, including turnkey fitout solutions with 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 each and 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 hotel style end-of-trip facilities
- + Ground floor lobby café

-  **NLA Available:** 148 – 1,246 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
3.5-star NABERS Energy rating

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FOR LEASE VIC



## MCT, 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 EOTF, hotel style concierge services and over 300 retail stores. The tower provides for exceptional natural light across all levels, whilst high rise floors encompass highly impressive views that expand from Port Phillip Bay to the Dandenongs.

-  **NLA Available:** 235 – 2,300 sqm
-  **Grade:** Premium
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## 440 Collins Street, Melbourne

Outstanding central Collins Street location, this iconic 17-storey building won its architects the RVIA Medal for building of the year upon completion. With ground floor showrooms including on-site cafes, the building could not be more conveniently located with a Collins Street Super Tram Stop at its front door, and numerous food and beverage and retail amenity surrounding. Featuring a flexible and efficient floor plate and great natural light across the floors, this building is an exceptional opportunity to secure a Collins Street address at a rental value that cannot otherwise be found.

-  **NLA Available:** 358 – 1,190 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
3.5-star NABERS Energy rating

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## 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. Works to commence shortly on a new lobby and food hall, the building provides concierge services 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 open plan ready for fitout.

-  **NLA Available:** 1,000 – 7,032 sqm
-  **Grade:** Premium
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## 350 Collins Street, Melbourne

A prime location within the Melbourne CBD, 350 Collins Street offers tenants the opportunity to lease quality accommodation in the core of the financial district. Collins Street is the heart of the Melbourne economy and offers unrivalled amenity and services for the discerning tenant. The plane trees lining Collins Street, the cafes and restaurants, the public transport and the main retail precinct all within 100 metres, explains why 350 Collins Street is a sought after building. Featuring an on-site building manager, car parking and new end of trip facilities, 350 Collins offers a high level finish in an already quality building.

-  **NLA Available:** 239 – 332 sqm
-  **Grade:** B
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
Currently not disclosure affected

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FOR LEASE VIC



## 1 – 3 Janefield Drive, Cnr Plenty Road, Bundoora

This brand new development forms part of the increasingly popular University Hill precinct. Available for immediate occupation the building will be your number one choice when looking to relocate or set up office in Melbourne's northern suburbs. With flexible floor plates and available areas this development will truly cater for any requirement. Conveniently located on the Corner of Plenty Road and Janefield Drive fronting Plenty Road 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 such as; Coles, banks, cafe, gym and a child care centre your staff will be spoilt for choice.

-  **NLA Available:** 80 – 2,387 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
Currently not disclosure affected

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## ARC, 2 Larkin Boulevard, Essendon Fields

Stage One features an A-Grade quality 6,000 sqm building designed by the award-winning Bruce Henderson Architects. The design creates a unique hub of balanced and innovative work spaces and breakout areas, set within its own contemporary landscaped courtyard, embracing the perfect work life balance.

-  **NLA Available:** 837 – 6,000 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
Currently not disclosure affected

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## 3 Newton Street, Richmond

Taking inspiration from Cremorne's history and influenced by the aesthetic of NYC's Meatpacking District, this industrial-chic building with red brick facade was designed by award-winning architects Jackson Clements Burrows in line with the world's best environmental practices providing each office with huge windows and exceptional natural light and views. With demolition about to commence and completion expected Q4 2019 the building is to be offered as a whole or on a floor by floor basis.

-  **NLA Available:** 467 – 4,514 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
Currently not disclosure affected

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## 14 Mason Street, Dandenong

Positioned in one of the south-east's most recognisable buildings and located in the centre of the Dandenong Corporate Precinct, this office opportunity provides a high level of amenity including a short walk to the new Dandenong Train Station, East Link, local buses and the Dandenong market. The lessor has just completed a substantial refurbishment program of the asset that includes upgrading of all services, redesigned office space architecturally as new, new bathrooms, entrance foyer and café.

-  **NLA Available:** 300 – 7,000 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## M-City, 2107 – 2125 Princes Highway, Clayton

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 (MBD) 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.

-  **NLA Available:** 1,200 – 17,330 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
Currently not disclosure affected

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## Botanica 9, 588 Swan Street, Richmond

Botanica 9 is an exciting new development providing a brand new unique office offering located in the increasingly popular Botanica Corporate Park which is currently under construction and will be available Q2 2019. The attributes of the development are as follows:

- + built to PCA A-Grade specifications
- + full scale end-of-trip facilities
- + top two floors with private terraces
- + permit approved, construction commenced.

-  **NLA Available:** 1,273 – 7,175 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
Currently not disclosure affected

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## 1318 – 1326 Malvern Road, Malvern

Whole building opportunity with exceptional exposure. Situated on the high profiled Malvern Road, Knight Frank are delighted to offer this superb standalone building for lease.

Benefited by unbeatable access via major arterials including Tooronga and Glenferrie Roads and in particular the Monash Freeway, the property presents a desirable options for a variety of business types.

-  **NLA Available:** 1,625 sqm
-  **Grade:** B
-  **Parking:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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## 6 – 22 Gladstone Street, Moonee Ponds

Scheduled to undergo a full building refurbishment 6 – 22 Gladstone Street truly is a unique opportunity nestled within the increasingly popular Northern Suburbs. Available early 2020, the building is to undergo a significant refurbishment drawing inspiration from earthy natural tones to provide the highest level of contemporary corporate accommodation. Moonee Ponds is located 7 km north of Melbourne CBD and is the major retail and commercial centre for the inner north suburbs.

-  **NLA Available:** 1,000 – 6,263 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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# Tori Oglesby

## From tenant advisor to agency: what can we learn?

**In a global real estate career spanning over 12 years, Tori Oglesby has worked in commercial property as a tenant advisor and in corporate real estate across both the Australian and EMEA markets, developing highly specialised negotiation and transaction management skills while working with clients such as Google, Accenture, DXC Technology, Visa and Bauer Media.**

Now working on the other side of the fence as an office leasing agent, Tori recently joined the Melbourne CBD Office Leasing team as an Associate Director.

She brings with her a wealth of experience in the property industry, along with some valuable insights about the type of space tenants seek and what they are looking for from an agent throughout the leasing process.

Tori has worked in leading office markets around the world, from Copenhagen and Stockholm to London and Berlin where office space provides tenants with cutting-edge design, flexibility and world-class amenities.

This trend is making its way to the Australian markets, according to Tori, with financials increasingly just one aspect a tenant takes into consideration when looking for space.

"There is a significant amount of research tenants are accessing on how the design of an office can impact the attraction, retention, wellbeing and productivity of employees, and more and more this is becoming a key driver for tenants when they rent office space. They are seeking space that incorporates flexibility beyond activity-based working (ABW).

"Interestingly, office footprints are on the increase again. Many tenants found they quickly ran out of room in their adoption of ABW due to a lack of understanding that it was a space rationalisation concept originally devised for a sales-based workforce, where employees are typically out of the office for significant periods of the day."

Fit-out design is incorporating natural materials to promote employee wellbeing, and tenants are placing high-value on

buildings that utilise these materials throughout common areas including the foyer, atrium and lift lobby.

Building amenities such as end-of-trip facilities and third spaces have become market standard in Melbourne, and CBD tenants are now chasing a softening of the urban edge through access to parks, light filled atriums, terraces and rooftops.

"Take a look at 161 Collins Street," says Tori, "Pembroke has delivered a refurbishment that incorporates a beautifully understated design sympathetic to the heritage nature of the building. The atrium is the centrepiece, with an abundance of light and plants promoting a feeling of being in nature in the middle of the CBD.

"This has seen tenants such as Google, Accenture, Nike and Treasury Wines all take space in the building."

There is over 400,000 sqm of stock due to come online in Melbourne by the end of 2020, and Tori believes that with major relocations to new builds due, now is the time for landlords to consider repositioning their existing buildings to deliver the exceptional facilities and design demanded by tomorrow's tenants.

"We are currently experiencing historically low vacancy rates in Melbourne, with the CBD sitting at 3.6% as at July 2018, allowing landlords to push rents. As new space hits the market, those with a beautifully redesigned product and the finished marketing to match will entice the best tenants."

The opportunity to consult landlords and developers from conception to delivery on the repositioning of their buildings was part of Tori's decision to transition from tenant advisor to agent.



"Working on the agency side allows me to work in partnership with landlords throughout the process to deliver stock tenants want, while also making sure the right message gets across. It can be easy, as a property professional, to forget that not everyone can visualise a built concept, and as a tenant advisor I would continually see marketing materials and messaging missing the mark, meaning tenants weren't able to see the opportunity being presented to them.

"Making the transition to agency has seen my role become a lot more interactive and action-oriented. I no longer receive the information from the market, I deliver it. I am introducing tenants to new spaces, new listings and off-market options while using my 'tenant advisor hat' to make the negotiation process as smooth as possible for both parties."

Tori explains that from her experience as a tenant advisor she has learnt it is imperative for an agent to take into consideration the fact that a tenant will often have a corporate real estate strategy in place which has been devised at a regional or global level, and may seem inflexible to our market conditions and practices. The local employees tasked with delivering this strategy often find it a stressful situation and so the more help offered the better.

"Being able to understand the renting process from a tenant's perspective is important for an agent because at the end of the day both the landlord and the tenant do not want the process overcomplicated for the sake of it.

**"Working on the agency side allows me to work in partnership with landlords throughout the process to deliver stock tenants want, while also making sure the right message gets across."**

"First and foremost the tenant needs to secure their preferred property ahead of the competition, and it's the little things such as attention to detail and solid responsive communication that a tenant remembers because they're what makes a good agent stand out."

Tori came into her role with a strong understanding of the Knight Frank client base having dealt with her new team in Melbourne several times while on the other end of a transaction.

"I had the highest regard for the team before I even started at Knight Frank, having experienced their level of professionalism and genuine integrity while dealing with them as a tenant advisor. It was a very conscious decision to join this team. Our values were in sync.

"Being privately owned with such experienced senior management allows us great flexibility as a company to respond and adapt to market trends and client needs, whilst the recent introduction of the partnership program cements an ideal of career longevity at Knight Frank."



## 259 Queen Street, Brisbane



### Exceptional Queen Street address and opportunity

259 Queen Street is a highly connected, A-Grade commercial property prominently located on Queen Street in the 'Golden Triangle' precinct of the Brisbane CBD.

An outstanding commercial opportunity is now available at 259 Queen Street which boasts a 5-star NABERS Energy rating and a 4.5-star NABERS Water rating.

259 Queen Street has the following opportunity available: + large floor plates with an average size of 1,512 sqm + up to 7,500 sqm of A-Grade contiguous floor space + side core design ideal for agile and flexible workplace design + new end-of-trip amenities + superb view corridors + dedicated property management team, including on site Facilities Manager + located at the doorstep to Queen Street Mall, banking, entertainment and next door to the GPO.

-  **NLA Available:** 1,479 – 7,500 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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# 179 Turbot Street, Brisbane



## Strategic location on top of the CBD

179 Turbot Street is a 26-level landmark A-Grade office building boasting office floors that each have excellent natural light in newly refurbished conditions and some of which have had turn-key speculative suites constructed.

Located on Turbot Street between Edward and Albert Streets, the building offers excellent proximity to Central Railway Station and King George Square Busway Station.

Progressive planning and design have created one of the most economic and sustainable workplaces in Brisbane's CBD, which has been awarded 4.5-star Australian Building Greenhouse Rating (ABGR) performance and a 5 Star Green Star rating. Tenants are provided with a high quality end-of-trip facility with a café also operating on the Ground Floor for the convenience of being able to hold client meetings on site.

-  **NLA Available:** 253 – 1,273 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5.5-star NABERS Energy rating

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## 12 Creek Street, Brisbane **dexus**

**Impressive ready to occupy brand new fitouts and whole floor opportunities**

For a forward-thinking business, 12 Creek St Tower is truly the ultimate strategic position. Standing at the very centre of the 'Golden Triangle', it delivers unrivalled connectivity with hundreds of blue-chip companies as well as convenient access to every possible amenity. Comprising a 34-level office tower, with 32,227 sqm of modern office accommodation, it provides highly efficient floor plates of up to 1,088 sqm. 12 Creek St Tower provides efficient and collaborative spaces and a truly sophisticated tenant experience.

### Availability

LEVEL	AREA (SQM)	GROSS RENT (\$/SQM)	TIMING
01	154	\$715	IMMEDIATE
02	954	\$715	MARCH 2019
20	1,088	\$750	IMMEDIATE
22.02	287	\$760	IMMEDIATE
32	1,088	\$750	IMMEDIATE

-  **NLA Available:** 154 – 1,088 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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# 32 Turbot Street, Brisbane



## Exceptional opportunity in outstanding CBD location

32 Turbot St 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 Star NABERS Energy 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.

-  **NLA Available:** 1,109 – 1,154 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5.5-star NABERS Energy rating

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## 201 Charlotte Street, Brisbane

A recent multi-million dollar transformation has provided this A-Grade asset with cutting edge architecturally designed spaces and all modern amenities. 201 Charlotte is located in the heart of the Golden Triangle in the centre of Brisbane's financial district among the premium office towers and blue chip corporate neighbours. The building is surrounded by the convenience of dining, shopping and entertainment, only a short walk to Riverfront, Queen Street Mall and the Edward Street retail strip. The major public transport hubs of Eagle Street pier and ferries, bus stops and Central train station are in close proximity.

-  **NLA Available:** 139 – 876 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
3.5-star NABERS Energy rating

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## 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 speak for itself, with a successful business community including Allianz, ANZ and Ausure, your business will be keeping excellent company.

-  **NLA Available:** 92 – 1,478 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
3-star NABERS Energy rating

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## Seabank Business Centre, 12-14 Marine Parade, Southport

The largest A-Grade corporate tower in the Gold Coast CBD with 11 levels of office and ground level commercial services / retail. Occupiers enjoy spectacular Broadwater and Pacific Ocean views from most levels. The property is within walking distance to the 60 hectare Broadwater Parklands precinct, Australia Fair Shopping Centre, Chinatown, Southport Magistrates Court and Southport's Transit Hub including bus and light rail stations. There has been recently refurbished works including new lifts.

-  **NLA Available:** 81 – 732 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
2.5-star NABERS Energy rating

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STRADA



## 203 Robina Town Centre Drive, Robina

The Rocket is the largest A-Grade office tower in Robina, designed to make the most of the CBD Robina work-style. The tower offers a high level of staff amenity including retail and medical services, surrounding recreational green space and ease of access to the M1 Motorway. Comprising of 12,666 sqm NLA across 16 levels, The Rocket provides tenants with breathtaking 360 degree panoramic views of the hinterland to the ocean. The property is strategically located within walking distance of Robina Town Centre, Robina Train Station and the Robina Health Hub.

-  **NLA Available:** 133 – 466 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
3.5-star NABERS Energy rating

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CLARENCE PROPERTIES BENTINEL

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## Corporate Centre One, 2 Corporate Court, Bundall

Corporate Centre One is an iconic 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. Comprising of 11,579 sqm NLA across 17 levels, tenants are provided with a high level of staff amenity. The property is strategically located on a high profile corner of a major arterial road and is within walking distance to banks, restaurants, cafes and bars.

-  **NLA Available:** 126 – 689 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
3-star NABERS Energy rating

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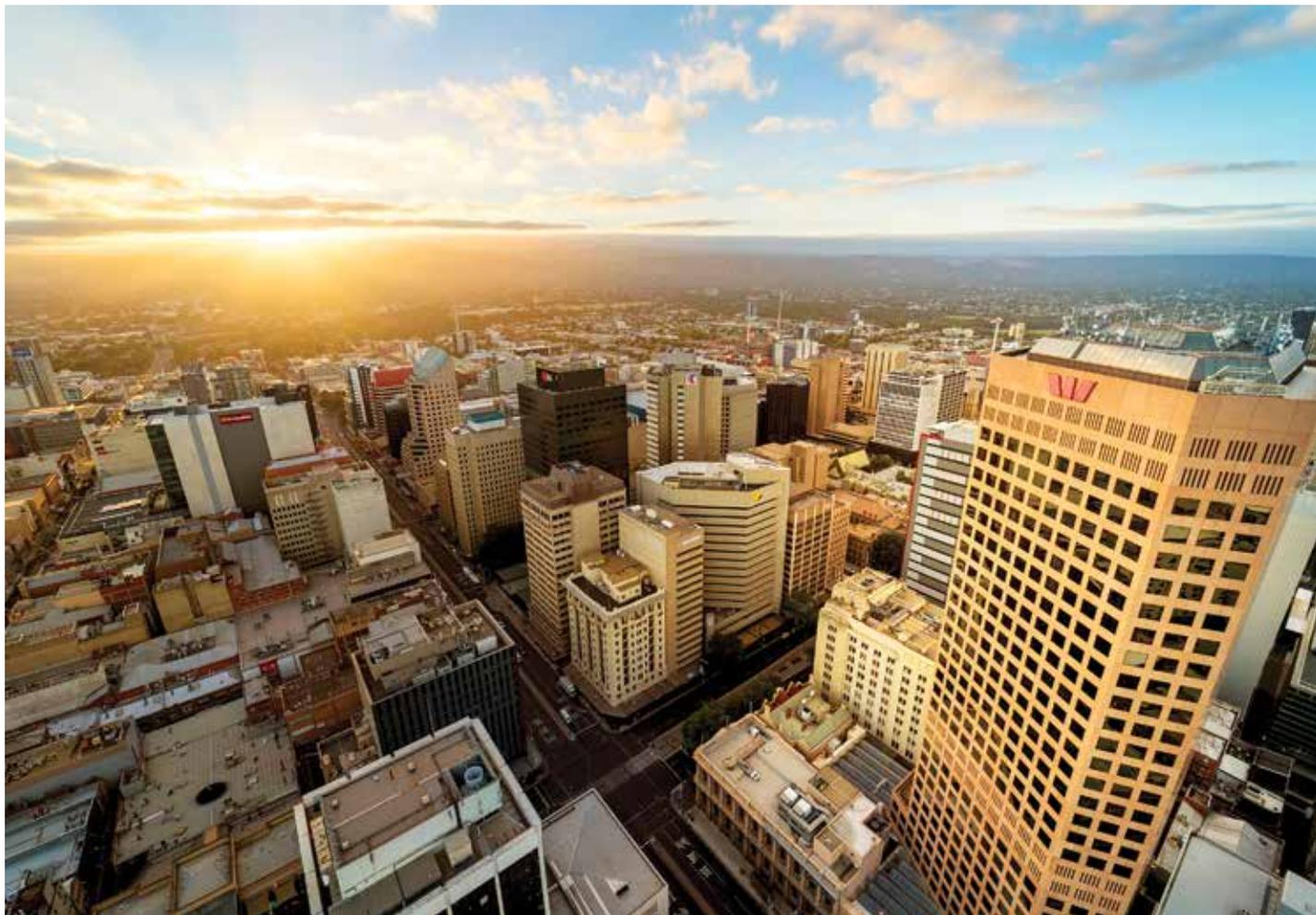
## The Oasis, 75 Victoria Avenue, Broadbeach

The Oasis embraces an opportunity to connect and evolve a work place that provides A-Grade functionality and lifestyle. + Over 21,000 gross lettable areas + Floor to ceiling glass providing panoramic views of Karrawa Beach + Located in the heart of Broadbeach within distance to the Glink and transport hubs + Over 1,300 undercover car spaces with three hours free parking for visitors + A full line Woolworths Supermarket, plus 70 speciality stores + Fibre connectivity + A dedicated Health and Medical precinct + External restaurant precinct + Major tenants include Australia Post and Ignite Travel + 2 fitness centres and one yoga studio + Staff Discount Program

-  **NLA Available:** 113 – 1,500 sqm
-  **Grade:** A
-  **Parking:** Yes
-  **NABERS Rating:**  
Currently not disclosure affected.

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# Westpac House, 91 King William, Adelaide



## Iconic heart of Adelaide

Westpac House 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. 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, LED lighting, Cbus electrical control, digital air conditioning control, upgraded toilet amenities and new carpets. Westpac House provides many other building attributes including column free space, strong environmental performance, core CBD location and a back up power. The entrance plaza and grand hall to undergo a refurbishment to ensure 91 King William Street remains Adelaide's premier office building. Brand new end-of-trip facilities are located in the basement to meet the standards of the most discerning tenants. Westpac House is 10 Gig city enabled.

-  **NLA Available:** 521 – 10,000 sqm
-  **Grade:** Premium
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## ANZ House, 11 Waymouth Street, Adelaide

Located in the absolute core of the CBD, 11 Waymouth is an iconic Adelaide Office Building. An obvious presence in the skyline, the tower sets the standard for sustainable high rise office space. The building combines leading design and technology to create a superior working environment including 10-Gigabit connection. The unique design of the building maximises natural light and provides for a high quality internal environment. With excellent amenities the building offers secure onsite parking, exceptional EOTF and numerous food and beverage options in the vibrant Waymouth Street precinct. The building set new standards for Sustainability in Building Design when completed in 2007.

-  **NLA Available:** 639 – 4,000 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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mapleiree



## 30 Currie Street, Adelaide

A superbly located and highly identifiable office building situated 80m from King William Street in close proximity to all of Adelaide's public transport options. The building recently underwent a major refurbishment – totally refreshed imposing ground floor foyer, installation of EOTF in the basement, newly refurbished office floors including new ceilings, LED energy efficient lighting, upgraded amenities and blinds and 10-Gigabit connection. Current NABERS Rating is 2.5-stars however the building is targeting a minimum of 4-stars. Building signage and naming rights are available. A perfect opportunity to secure prime located, efficient floor plates in a refurbished building with on site secure basement car parking.

-  **NLA Available:** 225 – 4,000 sqm
-  **Grade:** B
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
2.5-star NABERS Energy rating

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## 19 Grenfell Street, Adelaide

Internally this 17-storey tower has undergone a significant refurbishment renewing the building to A-Grade standards. Almost every feature or service has been refurbished including the foyer, lift cars, bathrooms, air-conditioning, ceilings, lighting, floor coverings and 10-Gigabit connection. State of the art EOTF have been installed in the basement to cater for cyclists and joggers, a facility normally only seen in the newest of A-Grade buildings. The building provides a mixture of open plan refurbished whole floors (621 sqm approx.) to smaller tenancy areas, some of which have been transformed into modern, funky, industrial style accommodation. The central location is second to none.

-  **NLA Available:** 138 – 2,500 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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## 100 King William Street, Adelaide

Provides an exceptional level of accommodation with large floors. Extensive glazing provides high levels of natural light and superior building services provide a reliable and efficient platform. Mechanical service recently been upgraded, making it one of Adelaide's most energy efficient buildings. It is 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 Commonwealth Bank, NAB, Ernst & Young and Westpac.

-  **NLA Available:** 408 – 3,000 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## 10 Telethon Avenue, Perth

### Kings Square – brand new high quality development

10 Telethon Avenue is a brand new, nine level office building, forming part of the Kings Square precinct which includes major tenants such as Shell, HBF and P&N Bank.

10 Telethon Avenue provides a large flexible floor plate with floor to ceiling windows providing excellent natural light and views across the city and Northbridge.

Amenities within the building include; Perth CBD largest childcare facility (holding 92 places) and Surge Fitness, a 24/7 gym.

10 Telethon Avenue occupies a prime location on Wellington Street, adjacent to King Street, providing easy access to the heart of the CBD. 10 Telethon Avenue provides convenient access to public transport being right next to the new Perth bus port and the Perth central train station. 10 Telethon Avenue is in close proximity to the city's entertainment and cultural precincts including the Perth Arena, Northbridge's William Street, as well as the Perth Cultural Centre.

-  **NLA Available:** 610 – 4,026 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## Exchange Tower, 2 The Esplanade, Perth

Exchange Tower is located in the core of the Perth CBD where the legal precinct meets the financial heart of the city. Situated in a prime position just off St Georges Terrace and adjacent to Elizabeth Quay, Exchange Tower is close to everything including public transport, restaurants, bars, hotels and Perth's retail malls. This prestigious 40-storey office tower affords tenants sought after building facilities such as a 125 seat conference centre, optional 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.

-  **NLA Available:** 141 – 5,329 sqm
-  **Grade:** Premium
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## Golden Square, 32 St Georges Terrace, Perth

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. A 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 services offer high levels of comfort for tenants.

-  **NLA Available:** 426 – 6,624 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## Australia Place, 15 – 17 William Street, Perth

Located in the core of the Perth CBD on William Street between St George's Terrace and Mounts Bay Road, 15 – 17 William Street is an extremely convenient, well sought after address for your firm. This modern, 14 level office tower offers a well-designed floor plate with excellent natural light and river views. Excellent ground floor facilities include a new end-of-trip facility complete with male and female showers, change rooms equipped with 130 lockers, bike storage for 131 bikes, and a drying room.

-  **NLA Available:** 530 – 5,440 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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

Conveniently located on the corner of Barrack Street offering easy access to all areas of the Perth CBD and all major arterial roads out of the city. Onsite facilities include conference centre, state of the art end-of-trip facilities, bicycle storage and gymnasium. Neighbouring ground floor retail arcade offering excellent amenity for staff. Fully refurbished and newly fitted out tenancies available. River views from some floors.

-  **NLA Available:** 34 – 10,603 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
40 St Georges Terrace:  
0-star NABERS Energy rating  
44 St Georges Terrace:  
2-star NABERS Energy rating  
50 St Georges Terrace:  
1.5-star NABERS Energy rating

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## 18 – 32 Parliament Place, West Perth

Set amongst the heritage surrounds of the West Perth parliamentary district and within walking distance to the western Perth CBD, 18 – 32 Parliament Place is one of the best located properties in West Perth. The property was completed in mid-2007 and is widely regarded as one of the finest office buildings in West Perth, demonstrated by its status as the 2008 winner of MBA Excellence in Construction Awards – Best Commercial / Industrial Building. The four floor property provides tenants two levels of secured underground parking, on site shower and bike storage facilities with secured lockers.

-  **NLA Available:** 800 – 1,804 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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## 432 Murray Street, Perth

A modern 7 level office building, completed in 2009. It benefits from a high quality existing fit-out and planned refurbishment works to common areas. It provides an opportunity for an astute company to locate its business in the heart of the resources end of the Perth CBD with easy access to all the major mining and oil companies, as well as easy access to a cosmopolitan mix of food and beverage choices and shopping. Close to Shafto Lane amenities and excellent connections with nearby public transport and several large public car parks within a 200m walk. New end-of-trip facilities and lobby upgrades. Fully fitted and furnished floors.

-  **NLA Available:** 396 – 4,513 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## 25 Constitution Avenue, Canberra



### Flexible fitted options in a quality 5-star NABERS building

25 Constitution Avenue is a 5-star NABERS Energy rated building and presents to tenants a cost-effective and easy solution to move into furnished and equipped spaces ranging from 875 – 7,200 sqm over three floors.

The floors are fully fitted out with a highly flexible layout offering an adaptive mix of open-plan work stations, executive offices, collaborative workspaces, meeting rooms, boardrooms, and spacious breakout areas.

The building itself features two separate ground floor lobbies both, main lobby with concierge service, six passenger lifts, basement car parking and loading dock. The owner has recently completed a major upgrade to the building's façade, lobbies and end-of-trip facilities, including brand-new male and female showers, change rooms and secure bike storage.

-  **NLA Available:** 875 – 7,200 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
5-star NABERS Energy rating

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## 2 Constitution Avenue, Canberra

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. With a spacious welcoming entry foyer the design incorporates informal meeting areas in the generous business lounge and the vibrancy of an internal café which is opening soon. A great place to work with close proximity to the parliamentary precinct, access to open spaces and city facilities.

-  **NLA Available:** 358 – 3,468 sqm
-  **Grade:** A
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
Exempt

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## 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 and 4, incorporating meeting rooms, open-plan workspaces and breakout areas. These furnished suites are ready to move straight into. Positioned overlooking Veterans Park and adjacent to the Canberra Centre, with excellent access to public transport. The building offers various sized ground floor retail tenancies and office spaces with and without fitouts.

-  **NLA Available:** 183 – 1,025 sqm
-  **Grade:** B
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4.5-star NABERS Energy rating

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## 12 Moore Street, Canberra

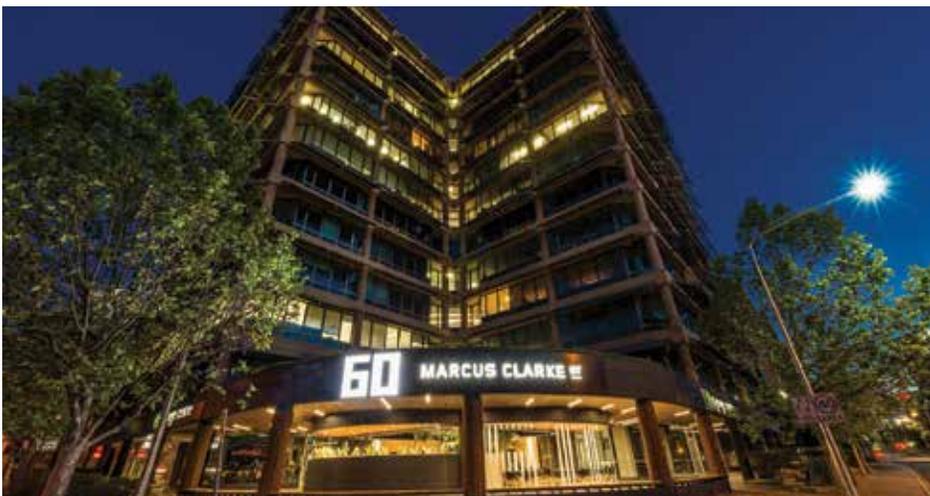
Occupying an enviable position on the intersection of Moore and Rudd Streets, just a short walk to all major amenities, including the Canberra Centre, bus interchange, hotels and meeting facilities. A refurbishment of the ground floor entrance lobby has modernised and refreshed this space, providing 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. New fitouts have just finished on the Ground Floor, Level 8 and Level 13.

-  **NLA Available:** 75 – 415 sqm
-  **Grade:** B
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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## 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. Spec fitouts have recently been completed on Level 7.

-  **NLA Available:** 203 – 224 sqm
-  **Grade:** B
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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## 243 Northbourne Avenue, Lyneham

Located approx. 1 km from the CBD on the major thoroughfare of Canberra's inner north suburbs. 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. The owner has just completed new spec fitouts in the Ground Floor tenancies, along with a brand new entry foyer and business lounge, providing access to the internal courtyard.

-  **NLA Available:** 177 – 1,121 sqm
-  **Grade:** B
-  **End of Trip Facility:** Yes
-  **Parking:** Yes
-  **NABERS Rating:**  
4-star NABERS Energy rating

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## 42 Macquarie Street, Barton

Situated within the Barton precinct, in the heart of the Parliamentary Triangle. The building has undergone an extensive refurbishment program including a brand new lobby, refurbished floors, and an exterior refresh. Surrounded by an abundance of amenity including modern food and beverage offerings, gyms, childcare centre and only a short distance to the City Centre, the building is ideally located to suit a variety of occupants. The building has excellent parking ratios, with all day parking options available close by as well as public transport. New fitouts and an open-plan refurbishment have just finished on Level 2.

-  **NLA Available:** 162 – 613 sqm
-  **Grade:** B
-  **Parking:** Yes
-  **NABERS Rating:**  
3-star NABERS Energy rating

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