Australia's leading office leasing collection



EDITION 7

TOP FLOOR

WORKPLACES OF THE FUTURE: MIXED-USE PRECINCTS NSW OFFICE LEASING: SETTING THE BENCHMARK FOR CLIENT SERVICE FIND YOUR NEW OFFICE AT: knightfrank.com.au/TOPFLOOR

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.

Daniel McGrath

+61 411 140 523

Head of Office Leasing, ACT

Daniel.McGrath@au.knightfrank.com

ACT



Rod Leaver **Chief Executive Officer** +61 414 532 837 Rod.Leaver@au.knightfrank.com



Aaron Weir Head of Office Leasing, NSW +61 412 229 948 Aaron.Weir@au.knightfrank.com

NSW



VIC Hamish Sutherland Head of Office Leasing, VIC +61 439 033 612

Hamish.Sutherland@au.knightfrank.com

Mark McCann

+61 418 785 978

QLD Campbell Tait Joint Head of Office Leasing, QLD +61 404 087 089 Campbell.Tait@au.knightfrank.com



QLD **Tania Moore**

WA

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



SA

WA

QLD

Martin Potter Head of Office Leasing, SA +61 411 105 856 Martin.Potter@au.knightfrank.com



Greg McAlpine Joint Head of Office Leasing, WA +61 412 923 775 Greg.McAlpine@au.knightfrank.com



Ian Edwards Joint Head of Office Leasing, WA +61 418 917 019 lan.Edwards@au.knightfrank.com

Contents

2	Workplaces of the future
5	NSW Office Leasing opportunities
13	VIC Office Leasing opportunities
20	WA Office Leasing opportunities
22	NSW Office Leasing: Setting the benchmark for client service
24	QLD Office Leasing opportunities
31	ACT Office Leasing opportunities
34	SA Office Leasing opportunities

IMPORTANT NOTICE This publication is provided for general information purposes only, and does not purport to contain all of the information that prospective lessees may require. In addition, the information in this publication has been provided to Knight Frank by the lessors and Knight Frank does not guarantee its accuracy. Knight Frank has not undertaken an independent review of this information and prospective lessees must make their own enquiries to satisfy themselves as to its accuracy. To the extent permitted by law, Knight Frank expressly disclaims any liability for any loss or damage which may arise out of any person acting on or relying upon any part of the information contained in this publication. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Except where otherwise provided, all references to rent are GST exclusive.

Mark.McCann@au.knightfrank.com

Joint Head of Office Leasing, QLD

Welcome to **TOP FLOOR**

Welcome to the seventh edition of TOP FLOOR

Having only recently stepped into the role of CEO at Knight Frank Australia, it brings me great pleasure to introduce the seventh edition of TOP FLOOR.

In my first few months at the firm it has become apparent that the distinct point of difference Knight Frank holds as the only global, privately-owned real estate consultancy truly allows us to take a different approach when it comes to how we partner with our clients.

We work to continuously redefine industry expectations for our clients by building long-term relationships based on the foundation of trust and transparency and the delivery of exceptional results.

Our international network provides us with access to marketleading property intelligence and insights from around the world, which we use in conjunction with our local knowledge and expertise to provide our clients with personalised advice and unparalleled service.

In TOP FLOOR #7 we get to know several of the Australian Office Leasing national executive team, which has over 200 years of commercial property experience between them and leverage our global and local expertise in exploring the changing nature of mixed-use precincts.

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

Rod Leaver Partner, Chief Executive Officer Knight Frank Australia

How the demands of a multigenerational workforce are shaping workplaces of the future

The rise of mixed-use precincts

There's no denying the future of the workplace is changing. With more millennials moving into the workforce and the shift from what we called work/life balance to a new blended work lifestyle, organisations are completely transforming to adapt to the needs of a multigenerational workforce the likes of which have not previously been experienced. From remote working options, health & wellbeing considerations like in-house gyms, yoga rooms and healthcare services, right through to Wi-Fi enabled rooftops and even tertiary education options, attracting the right talent is no longer about offering the highest salary; it's about offering a premium corporate lifestyle. This all contributes to a growing desire to be located within the hottest mixed-use precincts.

A change in urban design trends

In the past, cities would be separated into very distinct precincts; CBDs filled with office space would be buzzing during the week but lie empty on weekends while designated entertainment areas would then come alive. But recently, there's been a shift in the way cities are designed. Now, the newer developments boast a diverse mix of residential, retail, commercial and entertainment spaces all in the one area. This new style of urban design creates a buzzing city precinct that's 'alive' all hours of the day and night.

Around the world, major city redevelopments are embracing this mixed-use trend. New York's Hudson Yards, London's Battersea Power Station, and even Sydney's Barangaroo, have been developed into thriving precincts filled with eateries, shopping, residential and entertainment facilities, as well as corporate office space. These lively new areas – almost mini CBDs in their own right – are a much more exciting place to work than standard office precincts. And as such, there's a growing demand for employers to find office space within these new precincts as a way of attracting staff.

The demands of the workforce are shaping the office of the future

It is estimated that by 2025, roughly 75% of the global workforce will be millennials¹ - a new generation of workers who value wellness, culture, and flexible working conditions over salary. Millennial's influence on the use of technology, their different approach to their careers, work and their workplace have significant impact on workplace culture and the way organisations think about their corporate real estate portfolio.

However, Knight Frank's (Y)our Space² global occupier survey shows that whilst millennials are influential it is essential not to overlook the importance of catering for the significant generational diversity in the contemporary workforce. Because of this, the workplace of the future needs to have wide generational appeal and to provide an array of amenities such as open working spaces, collaboration space, outdoor working options, in-house wellness areas and the most cutting-edge technology to support a varied range of work styles.

¹What The Ideal Workplace Of The Future Looks Like, According To Millennials, Forbes, Mark Hall, 8 November 2017 https://www.forbes.com/sites/markhall/2017/11/08/what-the-idealworkplace-of-the-future-looks-like-according-to-millennials/#77d788474228

 $^2({\rm Y}){\rm our}$ Space Insights from the Global Workplace, Dr Lee Elliot, Global Head of Occupie Research, Knight Frank

In this disruptive digital age, the shape and focus of business is undergoing constant revision. As new sources of competitive advantage emerge, companies seek to mobilise and implement them quickly to get ahead of traditional competitors or enter into completely new markets.

This has implications for occupier's workplace strategies where they locate, what building they occupy, how they fit out their space and the need for dynamic flexibility ensuring a greater appetite for co working space.

Representing the very latest thinking in workplace and placemaking is Melbourne Quarter - a massive 2.5-hectare redevelopment in the heart of Melbourne's CBD. Filled with restaurants, cafes and retail amenities, the offices in Melbourne Quarter are second to none. The epitome of the workplace of the future, Melbourne Quarter will boast state-of-the-art, light filled offices, wellness centres and access to generous and varied open, and Wi-Fi enabled, green spaces; including a large Sky Park for those who prefer to work outdoors.

We spoke to Knight Frank's Partner, Head of Office Leasing, Victoria, Hamish Sutherland, who is currently pre-leasing Melbourne Quarter Tower, about why Melbourne's most innovative precinct is ticking all the boxes.



"There's increasing demand from employers to offer the most contemporary workspaces in order to attract and retain the best talent. Melbourne Quarter has addressed the growing focus on wellness and the environment by including around 50% dedicated outdoor space in its design.

"There's so much more to new developments than the traditional food and beverage offerings and end of trip facilities. Now it's about providing a range of amenities within the immediate precinct to compliment the employees' day to day requirements, whether that be yoga and meditation rooms or outdoor meeting spaces. There's a real meshing of work and lifestyle which is what employees are looking for.

"Knight Frank is currently leasing Melbourne Quarter Tower – not due for completion until 2022 – and we're experiencing substantial demand for the office space. This is without a doubt the premium opportunity in Melbourne for employers looking for a work environment that will support agility and growth, nurture wellness, and cultivate high performance."

Knight Frank's Partner, Head of Office Leasing, North Sydney, Giuseppe Ruberto described a similar concept currently being developed by the John Holland Group in Macquarie Park in Sydney's north.

A SELECTION OF PROPERTIES FOR LEASE IN NSW Visit knightfrank.com.au/TOPFLOOR for more opportunities.

"The John Holland project, Macquarie Square, is an exciting new development in Macquarie Park that embraces the new mixeduse trend. Worlds apart from other office accommodation in the area, this will be an urban style multi-building precinct located over 3.2 hectares of land featuring a strong mix of premium office space, landscaped parklands and a multitude of cafes and eateries that are also open to the public.

"Macquarie Park isn't somewhere you'd traditionally remain in or visit after business hours. But Macquarie Square, with its integrated amenity and lifestyle elements, is set to become a thriving precinct that remains alive in the evenings for workers, and on weekends for locals to enjoy. It's going to completely transform Macquarie Park as we know it."



Wellness and green spaces

In Queensland, Knight Frank's Partner, Joint Head of Office Leasing, QLD, Mark McCann, explained that wellness is now as important as retail for employers.

"Employers still have a strong need for office space with food & beverage amenities, but over the past few years wellness and outdoor working have become just as important. We expect current and new developments in Brisbane over the coming years to include a strong mix of retail, wellness and expansive outdoor spaces which occupiers can utilise as 'third space offerings' for their staff and clients.

"Implementing the workplace of the future is becoming a critical platform for corporates and has significant impact in respect to achieving acceptable talent management levels (attraction and retention), greater corporate branding and image, increased collaboration leading to increased productivity and employee wellness amenities. Corporate occupiers are prepared to consider higher commercial parameters in order to achieve the various onsite amenities required to achieve this workplace of the future.'

Flexible working, hot desking and high-tech solutions

Knight Frank's Partner, Projects and Precincts, Office Leasing NSW, Jonathan Betts says that beyond amenities, employees are looking for more workplace flexibility.

"Another trend we're seeing is the need to cater for diverse work styles. Employees want to be able to work in a variety of spaces and places; to get out of the office and work in a common area or sit in a co-working space for a day. Design and delivery of the office fit out is a significant component of this, however there are other factors to consider."

New developments need to ensure there's a wide range of work settings; touch down spots, private areas, communal desks, collaboration spaces, co-working options and so on. And of course, the building needs to be designed with the technological infrastructure to support that - there needs to be Wi-Fi access and power points everywhere.

"Organisations talk about a war for talent and we see a situation now where when graduates have a choice of employers, an organisation's building, its location and amenities will be a factor in their decision making. It has never been more important for employers to find office space that ticks all the boxes in terms of connectivity and location. flexibility and work/life balance. The real challenge is that there are now four generations in the workforce who all have different needs and drivers. So, catering for the requirements of millennials and not excluding the needs of other generations is very important."

A building and workplace benefit hugely from being situated in a strategically well planned and delivered precinct, together these elements act as a talent magnet. This combination of internal and external amenity and facilities including coworking options support the contemporary work force. This ensures more choice of work settings beyond those in the traditional tenancy are available.

The rise of mixed-use precincts, paired with the emerging multi-generational workforce, has completely transformed the traditional workspace. Knight Frank works globally on some of the world's leading mixed-used precincts, advising developers and building owners looking to attract the highest guality tenants by incorporating all these elements into the building design to future proof the investment.

Tapping into this international expertise, we are able to partner with our clients to provide advice that is both locally expert and globally connected.



320 Pitt Street, Sydney

Connect, collaborate and work in style

320 Pitt Street. Sydney offers contiguous office levels in a prominent and evolving midtown location, with an abundance of amenities and facilities located a short walk from the building. A full building refurbishment is currently underway, including an impressive architecturally designed lobby and brand new end of trip facilities.

- + The ultimate value proposition
- + Outstanding A-Grade offering
- + Up to 18,000 sqm* of contiguous space
- + Major building transformation underway
- + New end of trip facilities
- + New lobby cafe
- + Concierge services
- + Easy access to all transport links
- + Exceptional views and natural light





End of Trip Facility: Yes

NABERS Rating: 4.5-star NABERS Energy rating

Contact Details:

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

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



9 Castlereagh Street, Sydney

Showcase your business at 9 Castlereagh

Soaring in stature and architectural significance, 9 Castlereagh is a Harry Seidler masterpiece, taking its place on Sydney's skyline. The impressive entrance and towering atrium foyer are just the first in a sequence of premium experiences that confirm 9 Castlereagh's position as one of Sydney's premier corporate addresses.

This outstanding building gives you the opportunity to align your brand within an environment that reflects your profile and success. Filled with like-minded businesses, it's a place where you can rise to the top and discover stylish, unique, light-filled spaces with inspirational views.

- + Upgraded amenities and services
- + Areas from 300 sqm*
- + Prime position in the heart of the CBD

NLA: 2,364 sgm*

Grade: A

End of Trip Facility: Yes

MABERS Rating:4.5-star NABERS Energy rating

Contact Details:

Seann Cash +61 411 471 544 Seann.Cash@au.knightfrank.com

Al Dunlop

+61 403 543 206 Al.Dunlop@au.knightfrank.com



59 Goulburn Street, Sydney

Competitive sublease in refurbished asset

59 Goulburn Street is a 26 level, refurbished office building located on the border of Sydney's mid-town and Southern CBD sub-markets. The building is undergoing extensive refurbishment comprising of a new ground floor lobby and cafe, end of trip facilities, bathroom, lift and lift lobby upgrades. The floor plate benefits from an efficient side core design, abundant natural light and district views.

The building has ample onsite car parking and easy access to train, bus and future light rail. 59 Goulburn Street is conveniently located opposite the World Square shopping complex and moments to restaurants, theatres and Hyde Park.

- + Competitive sublease terms offered
- + High rise floors with excellent light
- + Major refurbishment underway
- + Lobby cafe
- + Excellent transport links

FOR LEASE NSW

- **NLA:** 10,966 sqm*
- Grade: A
- **End of Trip Facility**: Yes
- MABERS Rating:4-star NABERS Energy rating

Contact Details:

Al Dunlop +61 403 543 206 Al.Dunlop@au.knightfrank.com

Jonathan Betts +61 411 047 146 Jonathan.Betts@au.knightfrank.com

FOR LEASE **NSW**



360 Kent Street, Sydney

360 Kent Street is a best in class example of a heritage building that has undergone a complete refurbishment to cater for the modern work environment while maintaining its original charm and character. Kent Street is now synonymous with Sydney CBDs revamped café and bar culture, and 360 Kent sits in the centre of this busy precinct.

Key Features include: + Heritage features throughout + Timber floors and exposed brickwork



22 Giffnock Avenue, Macquarie Park

22 Giffnock Avenue (North Building), Macquarie Park is a unique stand-alone offering that represents a rare opportunity to be positioned within one of Sydney's fastest growing precincts. Comprising 3,552.4 sqm* of office space over three levels with an abundance of natural light and 66 onsite car parking bays. Key Features include: + A quality existing fit out + Within walking distance to Macquarie Shopping Centre, Macquarie University & Train station.

- **NLA:** 816 sgm*
- **Grade:** Heritage

Contact Details:

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

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



- **NLA:** 3,552.4 sqm*
- **End of Trip Facility:** Yes
- Parking: 66 car spaces available
- NABERS Rating:
 5-star NABERS Energy rating

Contact Details:

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

Kellie Hatch +61 413 048 236 Kellie.Hatch@au.knightfrank.com

100 Arthur Street, North Sydney

Achieve more here

A quick 5-minute walk from North Sydney train station, One Hundred Arthur is positioned for ultimate ease. One Hundred Arthur offers a dedicated onsite concierge, modern, spacious end of trip facilities, secure bike storage, and a wellness centre with group activities that will power you to perform.

With spacious proportions together with a brand new lobby and creative third space business lounge coming in late 2019, One Hundred Arthur offers a premium work space environment.

Opportunity to lease up to 19,000 sqm* of prime refurbished office space over large 1,300+ sqm* floor plates offering excellent natural light, fantastic views with building rooftop signage now available.

FOR LEASE NSW



Grade: A

End of Trip Facility: 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

FOR LEASE NSW



45 Waterloo Road, Macquarie Park

JOHN HOLLAND

NLA:

Tom Bartlett

+61 414 564 637

Giuseppe Ruberto

+61 413 059 492

(X)

Grade: A

2,500 - 117,000 sgm*

Targeting 5-star NABERS

Tom.Bartlett@au.knightfrank.com

Giuseppe.Ruberto@au.knightfrank.com

NABERS Rating:

Energy rating

Contact Details:

Macquarie Square - The modern marketplace

Macquarie Square is an ecosystem of parts that together create an ideal work/life environment across an expansive site of 3 ha. The precinct will provide up to 117,000 sqm* of office space with ground floor retail and 7,000 sqm* of multi-use parkland, surrounded by cafes, places to meet and brought to life by public art and events. A destination in its own right, Macquarie Square is a new lifestyle precinct that brings workers, locals and visitors together to work, play and relax.

The Glasshouse, the first of five buildings at Macquarie Square, will be completed in March 2020 and provides 35,000 sqm* of flexible A-Grade workspace flooded in natural light with a dramatic central atrium, designed to foster collaborative working. The top two floors are now available for lease.

With a focus on diversity, choice and activation, Macquarie Square nurtures the types of inspired, energised people that are key to increasing the performance of today's progressive businesses.



18 Smith Street. Parramatta

Infinite Connections - 18 Smith Street is an A-Grade building located in the heart of Parramatta's corporate precinct, adjacent to the new town centre at Parramatta Square, easy walking distance to transport interchange and Westfield Shopping Centre. Key Features include: + Impressive corporate office environment + Smart entry statement + Refreshed end of trip and new bicycle facility in 2019 + New destination control system lift upgrade underway + Signage opportunities



54 Miller Street, North Sydney

The pinnacle of accessibility, retail and amenity opposite The Greenwood Shopping Centre and adjacent to cafes and bars. All just a short three minute* stroll from North Sydney Station. Key Features include: + Premium suites to bespoke whole floors 150 sgm - 553 sgm* + Brand new fit out with top end fixtures and furnishings + Unique bathroom and lift lobbies on refurbished floors + Planned end of trip and foyer upgrades

*Approx

FOR LEASE NSW





NLA: 800 – 2,000 sqm*

R Grade: A

- End of Trip Facility: Yes
- Parking: 171 spaces (1:70 sgm)

NABERS Rating: 4.5-star NABERS Energy rating

Contact Details:

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

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





NABERS Rating: 4-star NABERS Energy rating

Contact Details:

Kellie Hatch +61 413 048 236 Kellie.Hatch@au.knightfrank.com

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



372 Elizabeth Street, Surry Hills

Situated in the creative hub of Sydney, 372 Elizabeth Street is positioned amongst Australia's most innovative global tech and media companies, and entrepreneurial start-ups. The building has immediate access to trendy boutique bars, cafés, and some of the country's most diverse cuisine. Close to Central station and the upcoming light-rail connections, direct access to both Sydney CBD and Airport. Key Features include: + Efficient, flexible, column free floors + Onsite caretaker + Large external terraces on levels 3, 5 & 6 + Seidler designed and built.



8 Central Avenue, Eveleigh

8 Central Ave is a modern, A-Grade commercial office facility located in a precinct that is currently undergoing an extensive transformation due for completion Q1 2020. The vision for South Eveleigh is centred around creating an innovation precinct that combines world class work, retail and community spaces. Key Features include: + Existing high quality fit out

A SELECTION OF PROPERTIES FOR LEASE IN VIC Visit knightfrank.com.au/TOPFLOOR for more opportunities.

- **NLA:** 4,433 sqm*
- P **Parking**: Secure Basement

NABERS Rating: (\mathcal{X}) Whole building 4.5-star NABERS Energy rating

Contact Details:

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

Nick Lau +61 414 548 111 Nick.Lau@au.knightfrank.com



1000

Grade: A

Parking: Secure parking available

NABERS Rating: 5-star NABERS Energy rating

Contact Details:

Nick Lau +61 414 548 111 Nick.Lau@au.knightfrank.com

Al Dunlop +61 403 543 206 Al.Dunlop@au.knightfrank.com

Melbourne Central Tower -360 Elizabeth Street, Melbourne द्रश Melbourne's most progressive commercial asset

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 its customers with unrivalled amenity, including onsite train station, gymnasium, child care facility, first class end of trip and a hotel style concierge service.

MCT is in the final stages of a major repositioning, having recently completed a lift modernisation program and works are now well underway on the new ground floor lobby which will redefine the arrival experience. It is due for completion late 2019.

The impressive lobby will offer large interactive multimedia LED display wall and screen, amphitheatre seating designed for collaboration and culmination of business ideas, premium retail offering and a flexible work hub and business lounge.





- **End of Trip Facility:** Yes
- P Parking: Onsite

NABERS Rating: 4.5-star NABERS Energy rating

Contact Details:

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

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

NLA: 1,270 – 6,350 sqm*



ARC – 2 Larkin Boulevard, **Essendon Fields**



Arc represents a new standard in workplace design – and an opportunity to be a part of Melbourne's best connected commercial and lifestyle precinct. A striking new landmark office development incorporating three market leading office buildings totalling 18,000 sqm, located in the heart of Essendon Fields' commercial hub. Positioned just 10 km from the CBD and with direct access to the airport, freeways and public transport, Arc brings together the best in modern workplace design and enviable staff amenity.

- + Perfectly located just 15 minutes* from the CBD
- + Directly serviced by the Tullamarine Freeway and Citylink
- + Flexible floor plates of 873 1,133 sqm*
- + Targeting 4.5 Star NABERS Energy rating and 5 Star Green Star Design
- + Abundance of natural light and expansive views to the Melbourne CBD skyline
- + Innovative central courtyard with work hub spaces and café
- + Generous secure and onsite car parking
- + End of trip facilities



NLA: 6,223 sqm*

Grade: A

End of Trip Facility: Yes

P Parking: Yes

NABERS Rating: Targeting 4.5-star NABERS Energy rating (7)

Contact Details:

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

Adam Jones

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



Botanicca 9, 588 Swan Street, Richmond

Construction complete. Available now

This brand new A-Grade building is available to lease as a whole building or on a floor by floor basis.

- + Floor plates from 1,274 to 1,560 sgm*
- + Whole building 7,175 sqm*
- + Exclusive terrace areas
- + Secure basement parking (232 bays)
- + Extensive end of trip facilities
- + Adjoining new Marriott 'Element' Hotel
- + Tram stop at the front of the park (Tram 70)
- + Parkland aspect & CBD skyline views from upper floors

FOR LEASE VIC



- **NLA:** 7,175 sqm*
- Ŕ Grade: A
- **End of Trip Facility:** Yes
- P Parking: Yes
- **NABERS Rating:** Targeting 5-star NABERS Energy rating X

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 LEASE VIC



3 Newton Street, Cremorne

Inspired office development in the heart of Cremorne's creative hub & thriving cafe culture

Taking inspiration from Cremorne's history and influenced by the aesthetic of NYC's Meatpacking District, this seven story industrial-chic building with red brick facade was designed by awardwinning architects Jackson Clements Burrows. With construction about to commence and completion Q4 2020, with areas available from 291 sgm* to whole floors of 860 sgm* to the whole building of 5,071 sgm*.

Join REA Group, Car Sales, Seek, MYOB, Tesla, Live Nation, DDB/Mango, Spaces, Creative Cubes and The Commons in Cremorne.

- + Large floor to ceiling windows
- + Communal indoor/outdoor rooftop terrace and function space
- + Trams, trains, buses, bike paths and urban parklands all nearby

NLA: 5,071 sgm*

Grade: A

- **End of Trip Facility:** Yes
- Parking: Yes Secure Basement

Contact Details:

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

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



500 Collins Street. Melbourne

Welcome to 500 Collins Street, Melbourne's rejuvenated property icon. Located in the heart of the CBD, 500 Collins features state of the art facilities, while meeting the most stringent demands of current day property services and tenant amenities, the opportunity to be a part of it is unmissable. Key Features include: + Destination controlled lifts + First class end of trip facilities + Brand new spec suites in place ready for occupation to accommodate 10-45 staff.



140 William Street, Melbourne

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, the building benefits from floor to ceiling windows and a column free open plan design. A rare CBD offering, where all four elevations have outstanding natural light and extensive vistas. Key Features include: + Concierge + Modern end of trip facilities + Ground floor lobby cafe

*Approx

FOR LEASE VIC

NLA: 270 – 450 sgm*

- R Grade: A
- **End of Trip Facility:** Yes
- P Parking: Yes
- NABERS Rating: X 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



- **NLA:** 300 6,860 sqm*
- Grade: A
- End of Trip Facility: Yes
- P Parking: Yes
- NABERS Rating: X 3.5-star NABERS Energy rating

Contact Details:

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

Tori Oglesby +61 429 799 676 Tori.Oglesby@au.knightfrank.com

FOR LEASE VIC



90 Collins Street. Melbourne



At the prestigious 'Paris' end of Collins Street, 90 Collins Street provides state of the art building services, contemporary finishes and modern end of trip facilities. In close proximity to multiple transport options and an array of café and dining destinations. Key Features include: + Fully refurbished and fully fitted tenancies + Bicycle storage + Security + Dining + Retail



- Grade: A
- End of Trip Facility: Yes
- Parking: Yes

NABERS Rating: 4.0-star NABERS Energy rating

Contact Details:

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

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



333 Collins Street. Melbourne

Melbourne's most exclusive address, located in the prestigious central Collins Street. The original banking chamber is over 100 years old with the commercial office building completed in 1990. Key Features include: + Striking historical foyer + First class end of trip facilities + Surrounded by quality retail amenity + Close to Flinders Street Station and tram network + Concierge services + Function space available for hire and fully fitted office ready to occupy.



367 Collins Street, Melbourne



Regarded as one of Melbourne's most prominent office towers, 367 Collins Street has undergone a major regeneration and now presents with a grand building lobby and meeting space, as well as premium quality end of trip facilities. 367 Collins features floor to ceiling windows, with the upper levels showcasing sweeping views of the city, Port Phillip Bay, the MCG and beyond. The building enjoys all the advantages of its prime location at the heart of the city's financial district, which provides seamless accessibility with rich and varied amenities.

- **NLA:** 1,117 sgm*
- Grade: A
- End of Trip Facility: Yes
- NABERS Rating: 4.0-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



8 Palmerston Crescent, South Melbourne

Real and lasting work-life balance is possible at The Eighth, a place where its office spaces are designed to inspire and stimulate. Offering four floors of modern workspaces, The Eighth is curated for those who want the ability to seamlessly transition between work, life and leisure. Key Features include: + Within a 2 minute* walk to the new Anzac Station + Premium end of trip facilities and access to The Eighth Spa and Lounge + Luxury hospitality and retail tenancies on ground floor + Construction commencing end of 2019 + www.TheEighth.com.au

*Approx

FOR LEASE VIC

333 COLLINS STREET

NLA: 200 – 1,957 sqm*

R Grade: A

End of Trip Facility: Yes

P Parking: Yes

> NABERS Rating: 4.0-star NABERS Energy rating

Contact Details:

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

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



- **NLA:** 750 3,000 sqm*
- Grade: A
- Find of Trip Facility: Yes
- P Parking: Yes

Contact Details:

Adam Jones

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

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



FOR LEASE VIC



Level 1, 101 Cremorne Street, Cremorne

Offering a high quality fit out this exclusive whole floor tenancy provides one of the most appealing office options in this tightly held precinct. Key Features include: + Fully fitted whole floor + Expansive boardroom and meeting rooms + Executive offices + Funky staff breakout + Open plan workspaces + Exclusive balcony over looking Cremorne Street



- Grade: A
- **End of Trip Facility:** Yes
- Parking: Yes
- NABERS Rating: 3-star NABERS Energy rating

Contact Details:

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

Patrick Saccardo +61 411 060 300 Patrick.Saccardo@au.knightfrank.com



76 Kings Park Road, West Perth

76 Kings Park Road provides five levels of modern office accommodation. The asset offers tenants excellent building amenity and significant building signage opportunities. Available tenancies benefit from excellent natural light and views over Kings Park and surrounds. Areas available from 106 sqm* up to 300 sqm* as individual tenancies.

A SELECTION OF PROPERTIES FOR LEASE IN WA

Visit knightfrank.com.au/TOPFLOOR for more opportunities.



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. It is 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 train stations. Areas available from 678 sgm* up to 3,783 sgm*. Key Features include: + Fully refurbished A-Grade office building + Outstanding end of trip facilities + River views

NLA: 687 – 3,783 sqm*

- End of Trip Facility: Yes
- P Parking: Yes
- NABERS Rating: (\mathcal{F}) 5-star NABERS Energy rating

Contact Details:

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

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



355 Scarborough Beach Road, Osborne Park

Garden Office Park is located close to the Mitchell Freeway providing convenient access North and South. The Garden Office Park is unique to Perth and comprises of approximately 17,000 sgm* of commercial office accommodation over five individual buildings in a parkland style development. Areas available from 200 sgm* up to 600+ sgm* as individual tenancies.

*Approx

FOR LEASE WA



- End of Trip Facility: Yes
- (\mathbb{P}) Parking: Yes

NABERS Rating: 3-star NABERS Energy rating

Contact Details:

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

Dan Clarke +61 421 135 876 Dan.Clarke@au.knightfrank.com



- **NLA:** 200 600+ sqm*
- End of Trip Facility: Yes
- P Parking: Yes
- NABERS Rating: 2.5 to 4-star X NABERS Energy rating

Contact Details:

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



Setting the benchmark for client service

After two years at the helm of the NSW Office Leasing team, Aaron Weir, Head of Office Leasing NSW, has led the team from strength to strength.

A number of key hires and strategic promotions, along with over 200,000 square metres of new appointments, has seen the team not only grow in size, but also substantially increase their market share across the whole of NSW.

The team's appointments over the past couple of years, including ARA's 320 Pitt Street and Charter Hall's 9 Castlereagh Street in the Sydney CBD, John Holland's 45 Waterloo Road in Macquarie Park and the late Harry Seidler's 372 Elizabeth Street in Surry Hills, is a testament to the depth of experience and knowledge they bring to the table. With speciality skills at the top end of the market and in major precinct and development leasing as well as asset repositioning right through to brokerage transactional work, Aaron has worked closely with Giuseppe Ruberto, Head of Office Leasing Sydney North, Al Dunlop, Head of Office Leasing Sydney CBD, and Nick Lau, Head of Office Leasing Sydney South, to form a team that strives to anticipate client's needs so they can provide well-informed advice.

"With over 200,000 square metres of new appointments in the past two years, the team has substantially increased their market share across the whole of NSW." According to Aaron, from the outset his focus has been making sure client service is at the forefront of everything the team do so they can partner with clients to become a trusted advisor and deliver aligned outcomes.

"Being a privately-owned, global company affords us the ability to think and act differently when it comes to how we work with clients.

"If we look at how technology is impacting the property industry, one thing remains abundantly clear – the role of the traditional office leasing agent may change slightly, but there will always be the need for the human element with personalised advice that takes into consideration the needs of each individual client. It is not a one size fits all approach, nor will it ever be," he said.

This approach extends beyond the NSW team and is reflected nationally, evident by the cross-collaboration between the teams around the country.

Spearheaded by the Australian Office Leasing executive consisting of Aaron Weir (NSW), Hamish Sutherland (VIC), Mark McCann and Campbell Tait (Joint QLD), Greg McAlpine and Ian Edwards (Joint WA), Dan McGrath (ACT) and Martin Potter (SA) it provides a unique point of difference for clients.



"Our national executive has over 200 years of commercial real estate experience between them," says Aaron, "and we are focussed to ensure we are able to tap into the various skill sets and expertise from across the country and the globe, to provide our clients with unrivalled strategic consultancy advice.

" From speciality skills at the top end of the market and in major asset repositioning right through to brokerage transactional work, the team strives to anticipate client's needs so they can provide well-informed advice."

"This type of advice is critical at a time when occupiers are seeking to retain and attract the best talent through upgrades to the physical workspace, leveraging the benefits of interactive space, amenity and transport connectivity."

Continuing to be ahead of the curve when it comes to client service and providing insightful advice remains top of Aaron's agenda for the future of the NSW team.

"Looking ahead, we hope to be able to set the benchmark for exceptional client service and the delivery of high performing results," he concluded.

A SELECTION OF PROPERTIES FOR LEASE IN OLD Visit KnightFrank.com.au/TOPFLOOR for more opportunities.



444 Queen Street, Brisbane

Unrivalled Queen Street offering

Situated opposite Brisbane's iconic Custom's House, next-door to the CBD's newest premium office development 'BHP House' and a short stroll to Howard Smith Wharves – 444 Queen Street offers undeniable value in a thriving precinct.

The building has been progressively updated over the past two years, embracing the latest in building technologies and staff amenity. The efficient floorplates offer natural light on all sides and terrific views across the river and back towards Spring Hill.

- + Major building refurbishment and asset repositioning
- + Areas from 64 392 sqm*
- + A mixture of high-quality fitted and refurbished tenancies available
- + Great natural light and expansive views across the river, down Eagle Street and to Spring Hill
- + Brand new end of trip facilities

- **NLA:** 855 sgm*
- **Grade:** B
- **End of Trip Facility:** Yes
- P Parking: Yes

NABERS Rating: 3.0-star NABERS Energy rating X

Contact Details:

Michael O'Rourke +61 424 503 151

Michael.O'Rourke@au.knightfrank.com

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



324 Queen Street, Brisbane

Incredible value, premier location

A systematic upgrade program was completed in February this year, completely re-positioning the asset to an A-Grade standard. This included re-setting the ground floor retail, a significant uplift to the building foyer, upgraded lift carts, bathrooms, lift lobbies and newly constructed end of trip facilities. Such was the reception of these improvements, over 6,000 sgm* of the building was leased leading to the occupancy rate reaching 100% in December 2018.

- + High profile corner location on Queen & Creek Street
- + Whole and contiguous floors available ranging from 736 1,467 sgm*
- + Functional, good quality existing fit out in place
- + Major refurbishment works recently completed
- + Sky signage rights available

*Approx.

FOR LEASE OLD

- **NLA:** 1,472 sgm*
- Ŕ Grade: A
- **End of Trip Facility:** Yes
- P Parking: Yes
- NABERS Rating: 3.5-star NABERS Energy rating X

Contact Details:

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

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





259 Queen Street, Brisbane

Last whole remaining floor

The 16-level building comprises more than 24,780 sqm* of net lettable area with large 1,500-1,600 sqm* floor plates and 142 car spaces. It has a 5-star NABERS Energy rating and is on the doorstep of extensive retail amenity and transport options. 259 Queen Street is an address of choice for employers and employees alike.

- + Last floor of 1,512 sqm* available
- + Modern refurbished whole floor
- + New modern end of trip facilities
- + Strategic positioning in the sought after Queen Street location
- + Located next to GPO and the entrance to Queen Street Mall
- + Connectivity and accessibility in the CBD

NLA: 1,512 sgm*

Grade: A

- **End of Trip Facility:** Yes
- Parking: Yes

MABERS Rating:
 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



179 Turbot Street, Brisbane

Quality - Flexibility - Location

179 Turbot Street, Brisbane is a 25-storey office tower located in the heart of the Brisbane Central Business District, approximately 400m* west of the General Post Office. The property is prominently positioned on an elevated site along Turbot Street providing excellent views over the Roma Street Parklands and around the CBD. Completed in 2009, the property has achieved a 5.5star NABERS Energy rating, employing some of the highest sustainability features in the market, such as end of trip facilities and high efficiency mechanical services.

- + Space available from 180 sqm*
- + 5.5-star NABER's Energy Rating and 4-star Water Rating
- + 3 contiguous floors totalling 3,801 sqm*
- + End of trip facilities
- + Abundant secure parking
- + Easy access to major transport and close to Central Station
- + Sky signage rights available

FOR LEASE **QLD**

- **NLA:** 10,280 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

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





32 Turbot Street, Brisbane

Outstanding contiguous opportunity

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.

- + 32 Turbot Street can offer up to 9,000 sqm* of contiguous office space
- + Large side core floor plates of 1,110 sqm*
- + Innovative and timeless design
- + Modern end of trip facilities with dedicated lift access
- + Connectivity and accessibility

- **NLA:** 11,887 sgm*
- Grade: A
- Find of Trip Facility: Yes
- P 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



119 Charlotte Street, Brisbane

The newest refurbishment in Brisbane

119 Charlotte Street occupies an enviable position within the upcoming Midtown precinct of Brisbane's CBD. The new Albert Street Station is 50 m from the doorstep and Queens Wharf just a three minute* walk away. One of the 830 sqm* floorplates has been carefully and creatively subdivided into 'spec suites' for small to medium sized firms looking to occupy modern refurbished and fitted space. With up to 3,234 sqm* of contiguous space available, there is abundant opportunity for businesses to 'plug and play' or design their own fit out plus enhance their brand profile further through exclusive building signage.

- + A new modern foyer and designated office lobby
- + Re-created retail offering
- + New end of trip facilities with showers, toilets and bike storage
- + Spec suites ready for occupation
- + Building services and on-floor upgrades
- + New external building facade
- + NABERS Rating Exempt

*Approx

FOR LEASE **QLD**

- **NLA:** 3,234 sqm*
- Grade: A
- **End of Trip Facility:** Yes
- P Parking: Yes

Contact Details:

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

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

FOR LEASE OLD



241 Adelaide Street. Brisbane

241 Adelaide Street is located in the centre of the Brisbane CBD (on Post Office Square) and within close proximity to central railway station. There are 180 degree view corridors providing fantastic levels of natural light. For tenants commuting on foot/bike there are showers on all floors and secure bike storage in the basement. Key Features include: + Only minutes from Central Station, Eagle Street & the Queen Street Mall + Efficient column free floors plates + Impressive natural light and view corridors



340 Adelaide Street, Brisbane

340 Adelaide Street, known as 'Oracle House', has re-emerged, offering all of the latest in building technology and tenant amenity. Located within the uptown precinct, the building has been repositioned with a newly refurbished foyer and ground floor retail.

Key Features include: + Impressive new lobby & new lifts + New end of trip and bike facility + First class infrastructure + Onsite management and car parking + Further forecourt refurbishment works due for completion September 2019 + Available space from 112 - 904 sgm*

- **NLA:** 125 510 sam*
- Grade: B
- **End of Trip Facility:** Yes
- P Parking: Yes

Contact Details:

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

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



- Grade: High B
- End of Trip Facility: Yes
- NABERS Rating: 4.5-star NABERS Energy rating

Contact Details:

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

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



12 Creek Street. Brisbane

For a forward-thinking business, this 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. Key Features include: + New spec suites available + A stylish, contemporary lobby + Large, expansive windows that enhance natural light + Highly efficient floor plates + Multiple spaces available from 169 - 954 sqm*

A SELECTION OF PROPERTIES FOR LEASE IN ACT

Visit knightfrank.com.au/TOPFLOOR for more opportunities.



25 Constitution Avenue, Canberra

25 Constitution Avenue represents an exciting new opportunity, offering occupiers the ideal location, a high-quality working environment and a 5-Star NABERS Energy rating. Situated right in the heart of Canberra with easy access to all shopping, eating and lifestyle amenities, and major transport routes. It offers a cost-effective and easy solution to move into furnished and equipped spaces ranging from 500 - 7,200 sgm* over three floors. Brand new end of trip facilities include premium finishes, high-quality showers and change rooms, as well as secure bike parking.

*Approx

FOR LEASE OLD



NLA: 1,783 sqm*

R Grade: A

- **End of Trip Facility:** Yes
- P Parking: Yes

NABERS Rating: 5-star NABERS Energy rating

Contact Details:

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

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

- **NLA:** 500 7,200 sqm*
- End of Trip Facility: Yes
- P Parking: Yes
- NABERS Rating: X 5-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



60 Marcus Clarke Street, Canberra Centuria

Widely recognised as Canberra CBD's most prominent building, 60 Marcus Clarke Street delivers 'A-Grade' services and amenities to its tenants and their clients. Four high speed lifts, large efficient floor plates and picturesque views from the upper floors are just some of the buildings defining features. The building has just undergone an extensive refurbishment program to the main lobby and construction of new end of trip facilities. We currently have small fitted suites from 70 sqm* to contiguous whole floors of up to 2,700 sqm* available.



- End of Trip Facility: Yes
- Parking: Yes
- MABERS 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



12 Moore Street, Canberra



Occupying an enviable corner position on Moore and Rudd Street, minutes' walk to Canberra Centre, bus interchange, new Light Rail and hotels. The newly refurbished ground floor lobby has ensured the arrival for clients and visitors alike is a modern and distinguished entrance; in addition to recently upgraded end of trip facilities. This asset is managed by AMP Capital on behalf of investors. AMP Capital's Office and Industrial team is passionate about delivering exceptional real estate experiences for customers and they pride themselves on being a trusted partner.

- **NLA:** 75 415 sqm*
- Find of Trip Facility: Yes
- Parking: Yes
- MABERS Rating:4.5-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



73 Northbourne Avenue, Canberra

At the onset of a new chapter in Canberra, 73 Northbourne offers an exceptional prospect for any organisation that takes pride in their business address. The office configurations, proximity to Canberra's CBD and educational amenities combine for an incomparable opportunity for the discerning tenant. With a high calibre, modern upgrade throughout, the owner, South Haven Group, has elevated the appeal of this light-filled office building to suit any contemporary and dynamic business.

The extensive upgrades have been designed to bring the greatest value to occupants, elevating the experience within. The revitalised foyer and newly built business lounge make a valuable impact on a visitor's first impression. South Haven's new lift lobbies and end of trip facilities such as bathrooms and bike storage will also greatly add to employees' wellbeing.

Located just a five minute* walk from the Canberra Centre, it offers tenants a myriad of entertainment, cafes and shops, placed with the best of Canberra's prominent businesses just moments away. With the light rail on the door step, the office space is perfectly positioned in the heart of the revitalisation of Canberra's major arterial road.

*Approx

FOR LEASE ACT





- **End of Trip Facility:** Yes
- Parking: Yes

NABERS Rating: 4.5-star NABERS Energy rating

Contact Details:

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

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

A SELECTION OF PROPERTIES FOR LEASE IN SA Visit KnightFrank.com.au/TOPFLOOR for more opportunities.



26 Flinders Street. Adelaide

26 Flinders Street is a stunning 15 storey office tower with views over Victoria Square and the heritage listed Treasury Hotel. The continuous glass windows provide immense natural light and fantastic uninterrupted views. The building owner has undertaken a full refurbishment of the vacant tenancies on an open plan basis together with some fully fitted out brand new suites. 26 Flinders Street is quickly overtaking its competitors due to the quality of the works being completed and this is reflected in the high profile tenant mix attracted to the building.

NLA: Small suites from 86 – 353 sqm* Whole floor of 700 sam*

- Grade: B
- End of Trip Facility: Yes
- Parking: Basement car parks are available by negotiation
- NABERS Rating: 4-star NABERS Energy rating

Contact Details:

Andrew Ingleton +61 400 791 000 Andrew.Ingleton@au.knightfrank.com

Dan Gilbert

+61 433 392 712 Dan.Gilbert@au.knightfrank.com



91 King William Street, Adelaide

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



100 Waymouth Street, Adelaide

100 Waymouth is situated in Adelaide's vibrant west end business community, within walking distance to the Central Markets, Gouger Street and Rundle Mall. The extensive refurbishment program has embraced the latest technologies, design and lifestyle features to attract and retain the new generation workforce. Key Features include: + Reduced energy consumption + Highly efficient services + AAAA rated water efficiency + Green waste management practices + Back up generator

OF NLA: Levels 7, 8 & 9: 1,010 sgm* each

Grade: A

End of Trip Facility: Yes

Parking: Henry Waymouth Carpark currently upper levels \$320 per space pcm, lower levels \$350 per space pcm

NABERS Rating: 5.5-star NABERS Energy rating

Contact Details:

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

Rory Dyus +61 422 952 519 Rory.Dyus@au.knightfrank.com



45 Pirie Street, Adelaide

45 Pirie Street is an A-Grade building situated in the absolute heart of Adelaide's CBD. The recent refurbishment of the building foyer and entrance plaza has ensured this building retains its position as one of Adelaide's premier office buildings. The building provides the highest level of services that have all been upgraded recently including lifts and air conditioning to ensure the building services are commensurate with the best buildings in Adelaide. Key Features include: + End of trip facilities + Bike parking

*Approx

FOR LEASE SA

✓ NLA: 521.6 sqm* Whole floor of 1.154 sam* Multiple floors available

- Grade: A
- End of Trip Facility: Yes
- P Parking: Yes
- NABERS Rating: (X) 4.5-star NABERS Energy rating

Contact Details:

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

Rory Dyus +61 422 952 519 Rory.Dyus@au.knightfrank.com

- **NLA:** 3 floors available 1,115 sqm*
- Grade: A
- P Parking: Yes
- NABERS Rating: 5-star NABERS Energy rating

Contact Details:

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

Rory Dyus +61 422 952 519 Rory.Dyus@au.knightfrank.com



NO WONDER THE WORLD HARBOURS A LITTLE ENVY

The charms of Sydney harbour have enticed many to attempt to build the ultimate waterfront homes. It's a dream that has eluded all but the most steadfast, as the changing fortunes of the market render the grandest of visions a mere mirage. Thankfully, the promise of luxury on the harbour is about to be fulfilled.

Construction of One Barangaroo has passed the halfway point and just a few private residences remain. This may truly represent the final opportunity to live in luxury, on the water, in the world's most beautiful harbourside city.

CROWN RESIDENCES

Almost impossible

WWW.ONEBARANGAROO.COM

Erin van Tuil | Partner One Barangaroo +61 409 325 700 | erin.vantuil@onebarangaroo.com



FIND YOUR NEW OFFICE AT:

knightfrank.com.au/TOPFLOOR



Asset Management Services

Facilities Management, Property Accounting Property Management

Commercial, Industrial & Retail

Leasing

Industrial, Office, Retail

Occupier Services

Transactional Services & Tenant Representation, Strategic Advisory Services, Portfolio and Facilities Management

Project Management & Building Consultancy

Workplace Strategy and Implementation, Building Consultancy, Cost Consultancy, Project Management, Sustainability

Sales & Acquisitions

Health, Aged Care and Retirement, Agribusiness, Asian Markets, Commercial, Industrial, Institutional, Land Development, Pubs and Hotels, Retail, Service Stations

Research

Market Research Reports, Industrial, Office, Residential, Retail, Alternate Asset Classes, Property Due Diligence, Risk Analysis, Strategic Advice

Residential

International Project Marketing

Property Management

Rentals

Residential Development Consultancy

Project Marketing Services, Project Marketing, Residential Site Sales.

Sales

Existing Homes, House and Land, Land, New Developments, Prestige Residential

Town Planning

Commercial, Industrial, Recreational, Residential, Sustainability

Valuation & Advisory

Agribusiness, Commercial, Going Concerns, Health, Aged Care and Retirement, Pubs and Hotels, Industrial, Residential Developments, Retail For Bayley's New Zealand office locations please visit:

knightfrank.com.au/bayleysnzlocations

Find your perfect property today

Search the very best commercial and residential properties for sale and to rent from around the world.

knightfrank.com.au