

# SPEC SUITE ANALYSIS

## BRISBANE

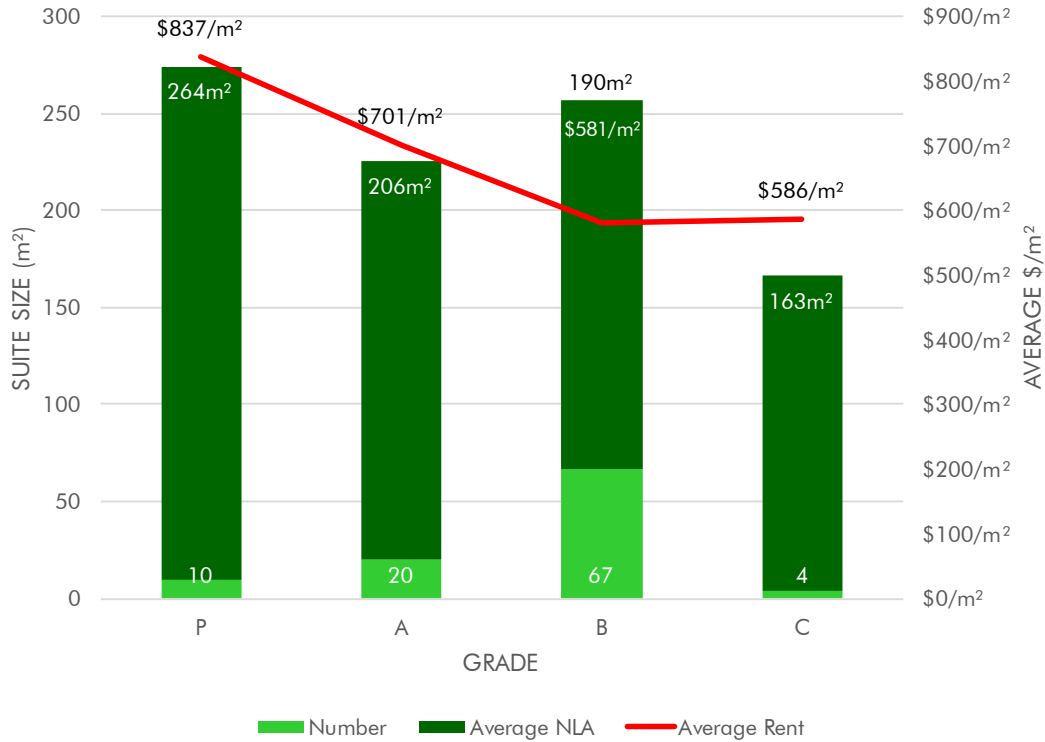
APRIL 2018



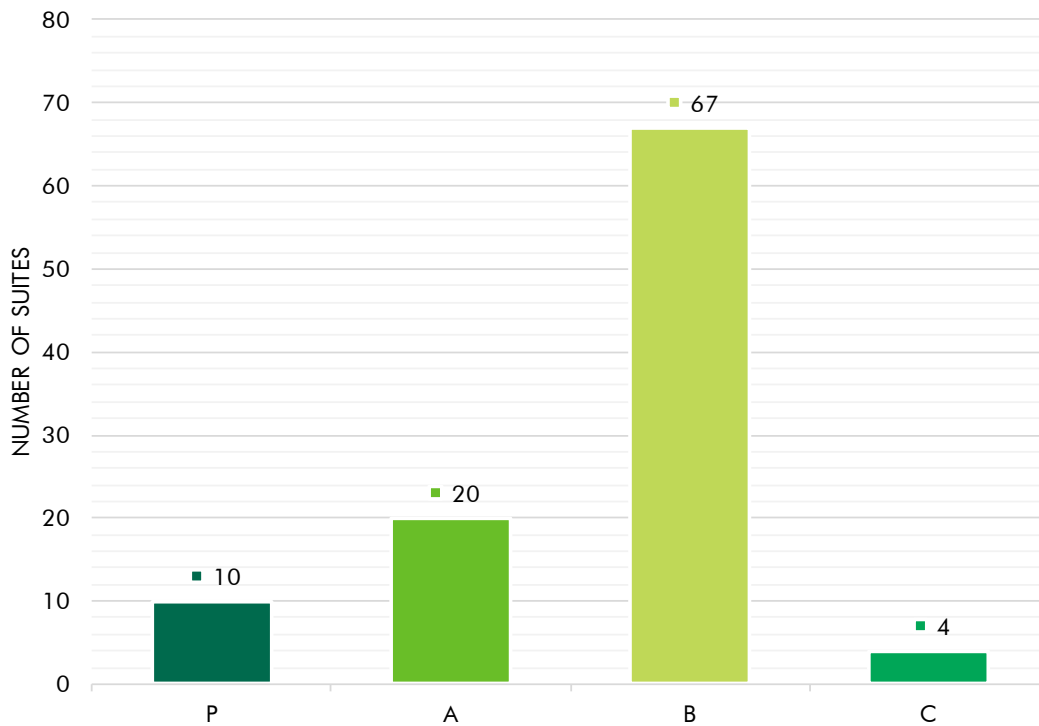
# MARKET COMMENTARY

With what has been a strong first quarter in the speculative suite space, we anticipate this momentum will only continue as we progress further into the year. We are noticing many near city tenants recentralize and relocating their businesses into the CBD, particularly at the smaller end of the market. A lot of this enquiry has been driven by availability, affordability and the ease of access the CBD spec suites can offer tenants.

## AVERAGE RENT & NLA BY GRADE



## SPECULATIVE SUITES BY GRADE





Level 3, 127 Creek, Brisbane



Level 3, 127 Creek Street, Brisbane



Level 20, 10 Eagle Street, Brisbane



Level 28, 480 Queen Street, Brisbane

# WATERFRONT PLACE, 1 EAGLE STREET

- Premium asset with grand entrance lobby and 24-hour concierge service
- High-tech lobby 'business zone' equipped with ipads and wifi
- Dexus place state-of-the-art meeting, event and conference facilities
- Exclusive Club Waterfront, best in class end of trip facilities with 206 bay cycle storage
- 500 bay car park and personally managed Porte Cochere, with complementary visitor parking
- 5-star NABERS Energy rating



| LEVEL | AREA | STAFF |
|-------|------|-------|
| 4     | 166  | 14    |
| 4     | 177  | 16    |
| 4     | 180  | 16    |
| 4     | 285  | 22    |
| 13    | 107  | 9     |
| 19    | 338  | 31    |
| 27    | 163  | 18    |



# THE SUITES, 480 QUEEN STREET, BRISBANE

- Dual street access with lobbies on both Queen and Adelaide Street
- Premium grade standard of finishes and services
- End of trip facility includes 600 lockers and 40 showers, bike centre with 500 secure spaces
- Fine dining with alfresco seating, rooftop entertaining deck and Room 480 (food hall)
- Australia's first all-weather in building parkland with wifi connectivity
- 5-star NABERS Energy rating



**LEVEL**

28



**AREA**

515



**STAFF**

44



# 10 EAGLE STREET, BRISBANE

- Extensive on-floor upgrades
- New foyer and lift modernisation program completed
- 5 star end of trip facilities which include showers, lockers and bicycle parking
- 24-hour concierge service and onsite coffee shop - 'Espresso Veloce'
- Short stroll to Brisbane's premier dining and entertainment precinct
- 4.5-star NABERS Energy rating



3



150



11



# 175 EAGLE STREET, BRISBANE

- Recently finalised a \$20 million refurbishment with a focus on essential services
- Professional concierge team offering an integrated service to occupiers
- Industry leading end of trip facility with over 200 bike and locker spaces
- Host of amenities including Alchemy, Bar Pacino and onsite gym - 'Anytime Fitness'
- Easily accessible by numerous transport options including bus, ferry, taxi and train
- 4-star NABERS Energy rating



**LEVEL**

8



**AREA**

307



**STAFF**

26



# 307 QUEEN STREET, BRISBANE

- \$5.4 million worth of upgrades over the last two years
- New end of trip facilities include showers, lockers and bike racks
- Brand new on-floor finishes
- Excellent natural light and floor plate efficiency
- Close proximity to all major transport nodes and a diverse range of retail options
- 5-star NABERS Energy rating



**LEVEL**



**AREA**



**STAFF**

|    |     |    |
|----|-----|----|
| 3  | 197 | 18 |
| 3  | 313 | 27 |
| 13 | 206 | 14 |
| 18 | 147 | 14 |



# 127 CREEK STREET, BRISBANE

- Bespoke fitouts with high quality fixtures and fittings
- Prime location in close proximity to public transport, amenity and the Queen Street Mall
- Onsite cafe, bar and bistro
- Excellent views across the CBD & an abundance of natural light
- Best in class end of trip facilities
- 4.5-star NABERS Energy rating



**LEVEL**



**AREA**



**STAFF**

| LEVEL | AREA | STAFF |
|-------|------|-------|
| 1     | 142  | 14    |
| 2     | 299  | 26    |
| 3     | 146  | 14    |
| 3     | 146  | 14    |
| 3     | 265  | 26    |
| 18    | 146  | 13    |
| 20    | 123  | 11    |
| 20    | 176  | 16    |



# 100 CREEK STREET, BRISBANE

- Bespoke, brand new high quality fitouts
- Central location in the heart of the "Golden Triangle"
- Excellent natural light with floor to ceiling glass windows
- Cultural destination surrounded by retail, dining & entertainment options
- Undergoing complete building refresh including ground floor upgrade & end of trip facilities
- 3.5-star NABERS Energy rating



**LEVEL**



**AREA**



**STAFF**

|   |     |    |
|---|-----|----|
| 2 | 179 | 17 |
| 2 | 198 | 18 |
| 2 | 249 | 22 |
| 3 | 154 | 15 |
| 3 | 178 | 17 |



# 160 ANN STREET, BRISBANE

- Newly refurbished on-site amenity and end-of-trip facilities
- Great proximity to Central Railway Station, Roma Street Parklands and the Queen Street Mall
- Elevated position with expansive views across King George Square and City Hall
- Open plan office spaces offering excellent natural light
- 61 on-site car spaces
- 2.5-star NABERS Energy rating



18



401



40



# 410 ANN STREET, BRISBANE

- Newly refurbished lobby and rustic-style cafe 'Harvest HQ'
- Dedicated property management team and on site building manager
- Excellent natural light and views across Cathedral Park
- Prominent signage opportunities with 3 street frontage
- Unrivalled car park ratio, short walk to all major transport nodes
- *5-star NABERS Energy rating*



**LEVEL**



**AREA**



**STAFF**

|   |     |    |
|---|-----|----|
| 6 | 180 | 15 |
| 6 | 231 | 19 |
| 7 | 130 | 14 |
| 7 | 172 | 16 |



## 82 EAGLE STREET, BRISBANE

- Fully refurbished lift lobby and foyer
- Conveniently located in the heart of the Golden Triangle precinct
- Close proximity to public transport
- Boutique asset with high exposure and prominent position
- Direct access to an array of retail amenity and Eagle Street Pier
- *2-star NABERS Energy rating*



5



117



11



# 126 MARGARET STREET, BRISBANE

- Modern, well-presented building with refurbished lobby, amenities and coffee shop
- Positioned within the Professional Services and Government precinct
- Functional floor plates, good natural light with floor by floor zoned air-conditioning
- Secure Parking located in basement
- 9B Education classification - NABERS Rating Exception given education occupancy > 25%
- *NABERS Exempt*



**LEVEL**



**AREA**



**STAFF**

7

110

13

10

135

11

11

64

6

11

95

8

11

179

19



# 15 ADELAIDE STREET, BRISBANE

- Convenient CBD location, within close proximity to the Queen Street Mall
- Smart new fit outs with excellent natural light
- Walking distance to major public transport including bus and train stations
- Onsite retail offering "El Toro Cafe"
- Secure basement parking
- 4.5-star NABERS Energy rating



**LEVEL**



**AREA**



**STAFF**

|   |     |    |
|---|-----|----|
| 8 | 101 | 10 |
| 8 | 160 | 15 |
| 8 | 220 | 17 |
| 8 | 249 | 23 |




# SUMMARY OF BRISBANE CBD SPECULATIVE SUITES

| Building            | Floor | Grade | NLA Sqm | Gross Rent \$/sqm |
|---------------------|-------|-------|---------|-------------------|
| 1 Eagle Street      | 4     | P     | 166     | 850               |
| 1 Eagle Street      | 4     | P     | 178     | 865               |
| 1 Eagle Street      | 4     | P     | 180     | 860               |
| 1 Eagle Street      | 4     | P     | 285     | 855               |
| 1 Eagle Street      | 19    | P     | 338     | 850               |
| 1 Eagle Street      | 27    | P     | 163     | 840               |
| 111 Eagle Street    | 45    | P     | 367     | 875               |
| 123 Eagle Street    | 28    | P     | 232     | 820               |
| 123 Eagle Street    | 32    | P     | 225     | 825               |
| 123 Eagle Street    | 34    | P     | 160     | 825               |
| 480 Queen Street    | 28    | P     | 515     | 750               |
| 10 Eagle Street     | 3     | A     | 150     | 695               |
| 100 Creek Street    | 2     | A     | 179     | 685               |
| 100 Creek Street    | 2     | A     | 198     | 685               |
| 100 Creek Street    | 2     | A     | 249     | 685               |
| 100 Creek Street    | 3     | A     | 154     | 685               |
| 100 Creek Street    | 3     | A     | 178     | 685               |
| 12 Creek Street     | 29    | A     | 344     | 750               |
| 140 Creek Street    | 13    | A     | 254     | 625               |
| 175 Eagle Street    | 8     | A     | 307     | 750               |
| 295 Ann Street      | 9     | A     | 309     | 585               |
| 307 Queen Street    | 3     | A     | 197     | 650               |
| 307 Queen Street    | 3     | A     | 313     | 660               |
| 307 Queen Street    | 13    | A     | 206     | 680               |
| 307 Queen Street    | 18    | A     | 147     | 690               |
| 345 Queen Street    | 22    | A     | 104     | 750               |
| 345 Queen Street    | 22    | A     | 105     | 750               |
| 345 Queen Street    | 22    | A     | 136     | 750               |
| 345 Queen Street    | 22    | A     | 144     | 750               |
| 345 Queen Street    | 22    | A     | 211     | 750               |
| 345 Queen Street    | 22    | A     | 230     | 750               |
| 110 Eagle Street    | 4     | B     | 376     | 595               |
| 110 Eagle Street    | 7     | B     | 376     | 595               |
| 126 Margaret Street | 7     | B     | 110     | 560               |
| 126 Margaret Street | 10    | B     | 135     | 550               |
| 126 Margaret Street | 11    | B     | 64      | 560               |
| 126 Margaret Street | 11    | B     | 95      | 560               |
| 126 Margaret Street | 11    | B     | 179     | 560               |
| 127 Creek Street    | 1     | B     | 142     | 565               |
| 127 Creek Street    | 2     | B     | 299     | 565               |
| 127 Creek Street    | 3     | B     | 146     | 565               |
| 127 Creek Street    | 3     | B     | 146     | 555               |
| 127 Creek Street    | 3     | B     | 265     | 575               |
| 127 Creek Street    | 18    | B     | 146     | 600               |
| 127 Creek Street    | 20    | B     | 123     | 625               |
| 127 Creek Street    | 20    | B     | 176     | 625               |
| 133 Mary Street     | 12    | B     | 123     | 605               |
| 133 Mary Street     | 12    | B     | 155     | 625               |
| 133 Mary Street     | 12    | B     | 223     | 625               |
| 144 Edward Street   | 17    | B     | 335     | 600               |
| 144 Edward Street   | 17    | B     | 335     | 600               |
| 160 Ann Street      | 18    | B     | 401     | 575               |

# SUMMARY OF BRISBANE CBD SPECULATIVE SUITES

| Building             | Floor | Grade | NLA Sqm | Gross Rent \$/sqm |
|----------------------|-------|-------|---------|-------------------|
| 15 Adelaide Street   | 8     | B     | 101     | 585               |
| 15 Adelaide Street   | 8     | B     | 160     | 585               |
| 15 Adelaide Street   | 8     | B     | 220     | 585               |
| 15 Adelaide Street   | 8     | B     | 249     | 585               |
| 15 Adelaide Street   | 11    | B     | 206     | 565               |
| 179 North Quay       | 9     | B     | 95      | 585               |
| 179 North Quay       | 9     | B     | 146     | 585               |
| 179 North Quay       | 9     | B     | 305     | 585               |
| 200 Mary Street      | 8     | B     | 86      | 585               |
| 200 Mary Street      | 8     | B     | 150     | 585               |
| 200 Mary Street      | 8     | B     | 202     | 585               |
| 200 Mary Street      | 8     | B     | 246     | 585               |
| 201 Charlotte Street | 2     | B     | 140     | 625               |
| 201 Charlotte Street | 2     | B     | 206     | 625               |
| 201 Charlotte Street | 2     | B     | 236     | 625               |
| 217 George Street    | 1     | B     | 208     | 525               |
| 217 George Street    | 5     | B     | 105     | 575               |
| 217 George Street    | 7     | B     | 225     | 595               |
| 217 George Street    | 8     | B     | 348     | 575               |
| 231 George Street    | 3     | B     | 55      | 575               |
| 231 George Street    | 4     | B     | 128     | 525               |
| 231 George Street    | 5     | B     | 191     | 550               |
| 241 Adelaide Street  | 7     | B     | 242     | 595               |
| 241 Adelaide Street  | 7     | B     | 242     | 595               |
| 241 Adelaide Street  | 10    | B     | 223     | 595               |
| 241 Adelaide Street  | 10    | B     | 223     | 595               |
| 243 Edward Street    | 3     | B     | 125     | 575               |
| 316 Adelaide Street  | 11    | B     | 219     | 550               |
| 324 Queen Street     | 8     | B     | 237     | 610               |
| 324 Queen Street     | 17    | B     | 145     | 625               |
| 324 Queen Street     | 17    | B     | 165     | 625               |
| 33 Queen Street      | 1     | B     | 131     | 575               |
| 33 Queen Street      | 2     | B     | 60      | 570               |
| 33 Queen Street      | 2     | B     | 85      | 575               |
| 33 Queen Street      | 2     | B     | 130     | 575               |
| 33 Queen Street      | 2     | B     | 131     | 570               |
| 348 Edward Street    | 15    | B     | 213     | 625               |
| 348 Edward Street    | 15    | B     | 224     | 625               |
| 410 Ann Street       | 7     | B     | 130     | 565               |
| 410 Ann Street       | 7     | B     | 300     | 565               |
| 444 Queen Street     | 17    | B     | 138     | 525               |
| 444 Queen Street     | 17    | B     | 330     | 525               |
| 444 Queen Street     | 20    | B     | 200     | 525               |
| 444 Queen Street     | 20    | B     | 237     | 525               |
| 46 Edward Street     | 10    | B     | 135     | 550               |
| 82 Eagle Street      | 5     | B     | 117     | 585               |
| 288 Edward Street    | 17    | C     | 110     | 595               |
| 288 Edward Street    | 17    | C     | 150     | 585               |
| 288 Edward Street    | 17    | C     | 150     | 585               |
| 288 Edward Street    | 17    | C     | 240     | 580               |



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