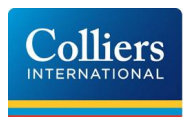


100 CREEK STREET BRISBANE

SUB LEASING
INFORMATION MEMORANDUM



SEPTEMBER
2014



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EXECUTIVE SUMMARY

100 Creek Street

DESCRIPTION

100 Creek Street is a prime A-Grade office building comprising of 24 levels of high quality office accommodation with floor to ceiling windows. The building is located in the heart of the Brisbane CBD's financial precinct, amongst an array of retail amenity, café's and eateries and ease of access to all modes of transport. Floor plates range from 853-886square metres. The building was originally built to an institutional quality and was significantly upgraded in 2009. The landlord ISPT has plans to redesign the buildings foyer, end of trip facilities and on floor bathrooms to ensure the building remains one of Brisbane's true prime grade core assets.

SUBLEASE OPPORTUNITY:

ADDRESS	100 CREEK STREET, BRISBANE	
Assignee / Sub Lessor	Vale	
Level	Level 9	853m ²
	Level 10	853m ²
	Level 11	853m ²
	Total	2,559m²
Term	Sublease available until 31 st July 2023	
Car Parks	Single car parking bays are available at current market rates	
Availability	As soon as practicable	
Fitout	A very high quality existing fitout along with furnishings is in place on all floors ready for an incoming tenant to utilise in full. The fitout is predominantly open plan. There are multiple meeting rooms, training rooms and large kitchen breakout facilities on every floor. The floors are fully cabled and there is a secure comms room located on each floor.	
Make Good	No formal make good obligation	

CAR / END OF TRIP FACILITIES:

Secure basement car parking is provided for 79 vehicles over two levels, available at prevailing market rates. End of trip facilities including bike parking, locker facilities and showers exist in the basement of the building.

NABERS RATING:

The building holds a 4.0-Star NABERS Energy Rating and a 4.0 Star NABERS Water Rating.

BUILDING SECURITY:

Access to the site is controlled through a proximity card system (Ness) that controls the car park entrance, the front auto door and lift access. Tenants can choose to have their floor programmed to isolate users that gain access to their floors by the tower's lifts.

LOCATION

SURROUNDING AREA

The Golden Triangle is the core office precinct, defined as the area bounded by Adelaide Street, Edward Street and the Brisbane River. 100 Creek Street is centrally located within close proximity to all modes of transports, Brisbane's shopping precinct and also Brisbane's number one dining precinct, Eagle Street Pier.

QUEEN STREET MALL	CENTRAL TRAIN STATION	RIVERSIDE CITY CAT TERMINAL	EAGLE STREET PIER	BOTANICAL GARDENS
300 metres (approx.)	250 metres (approx.)	400 metres (approx.)	400 metres (approx.)	850 metres (approx.)



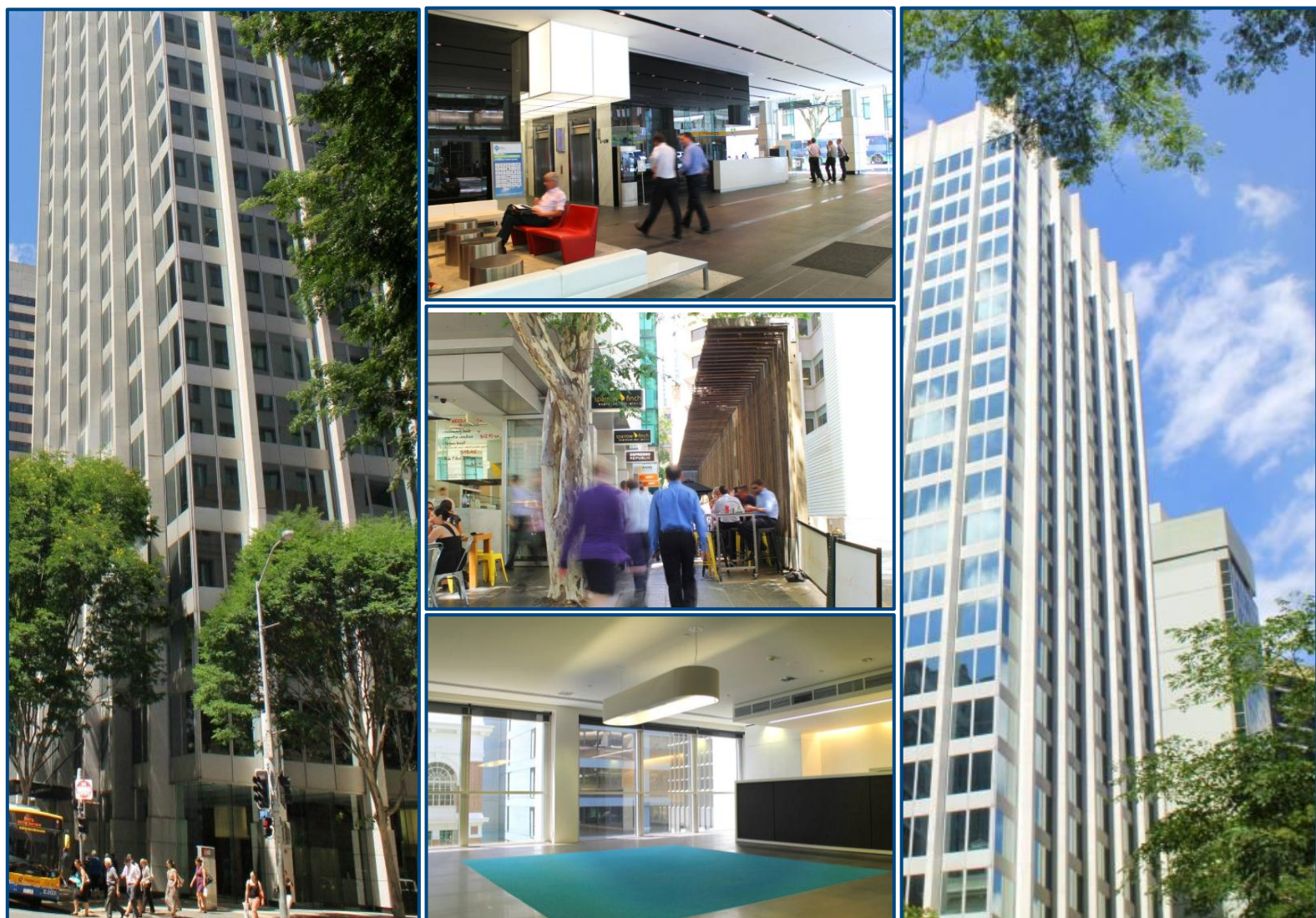
1. Queen Street Mall
2. Central Train Station
3. Riverside City Cat Terminal
4. Eagle Street Pier
5. Botanical Gardens

THE OPPORTUNITY

The building comprises of the following approximate available net lettable areas for sublease:

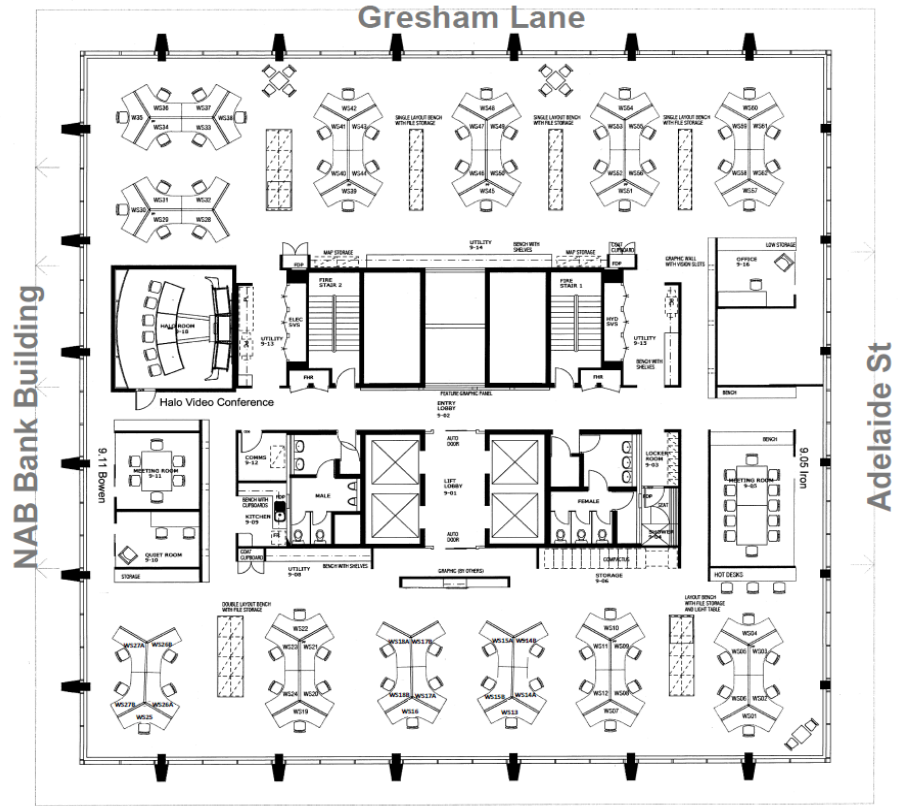
LEVEL	AREA	LEASE EXPIRY	DESCRIPTION	ASKING RENTAL
Level 9	853m ²	31 st July 2023	Fully fitted office space	TBA
Level 10	853m ²	31 st July 2023	Fully fitted office space	TBA
Level 11	853m ²	31 st July 2023	Fully fitted office space	TBA

Outgoings: Tenant to pay for increases in outgoings over a base year.
Cleaning: Tenant to pay for internal tenancy cleaning.

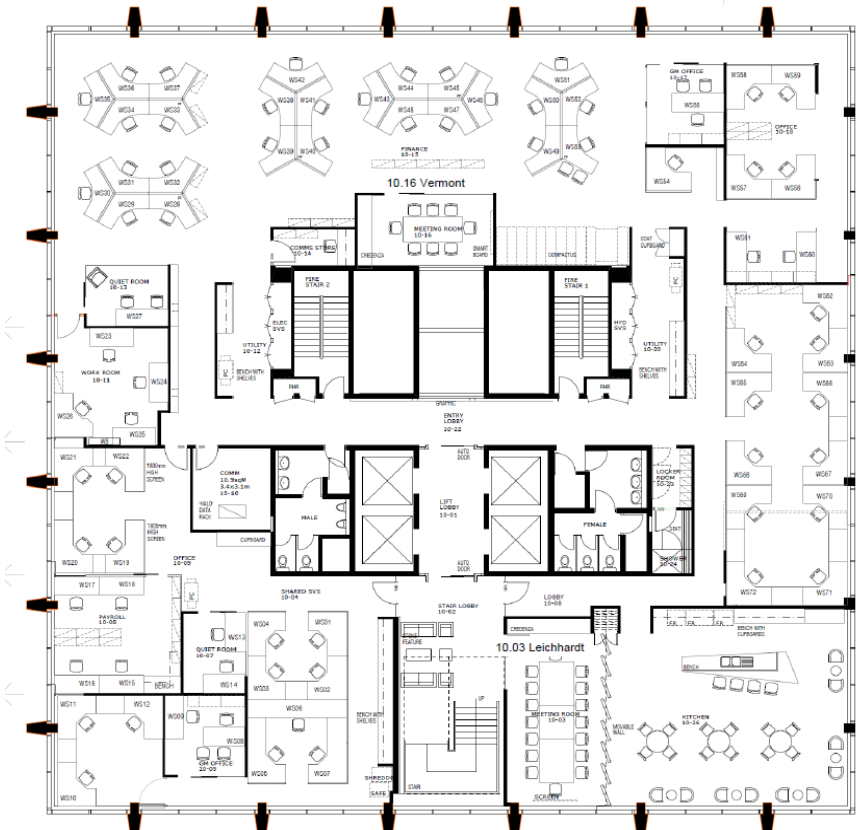


FLOORPLAN LAYOUTS

LEVEL 9



LEVEL 10



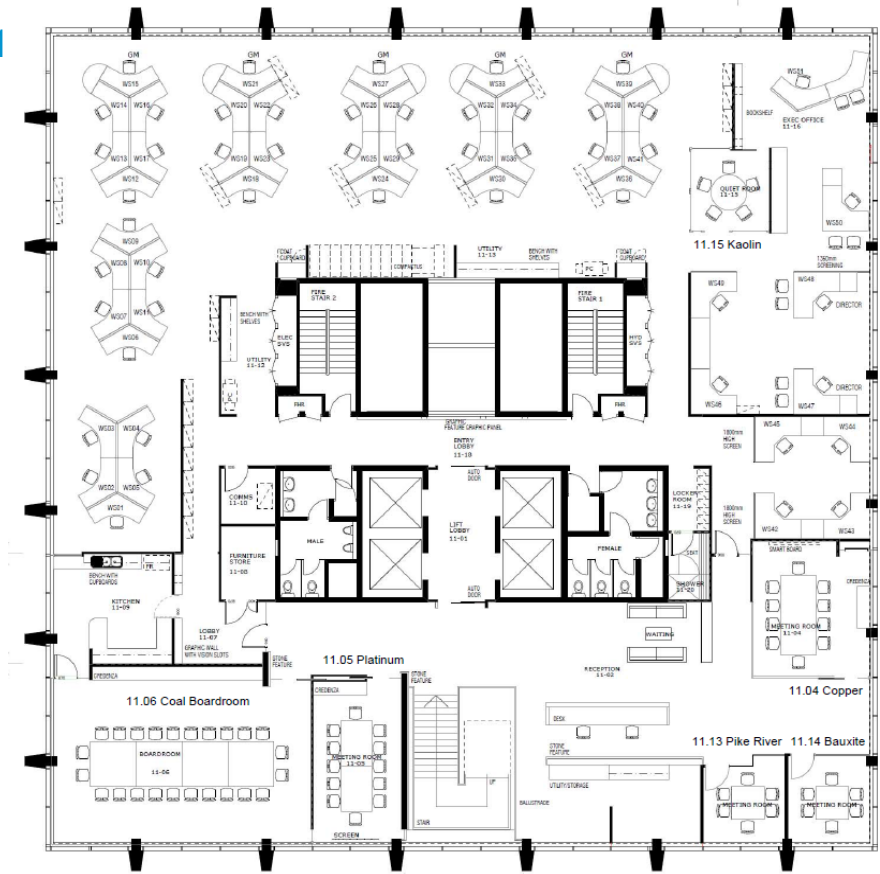
FITOUT	QUANTITY
Workstations	72
Boardroom	1
Meeting Room	1
Office	1
Hotdesk Section	1
Video Conference	1
Quiet Room	1
Locker Room	1

FITOUT	QUANTITY
Workstations	68
Offices	2
Boardroom	1
Meeting Rooms	1
Quiet Rooms	2
Kitchen	1
Breakout Area	1
Locker Room	1

FLOORPLAN LAYOUTS

FITOUT	QUANTITY
Workstations	49
Executive Office	1
Boardroom	1
Meeting Rooms	4
Reception	1
Kitchen	1
Quiet Room	1
Locker Room	1

LEVEL 11



SUMMARY OF AVAILABLE AREA

LEVEL	AREA	WORKSTATIONS	OFFICES/ SMALL MEETING ROOMS	BOARDROOMS	LARGE KITCHEN & STAFF BREAKOUT	QUIET ROOMS
Level 9	853m ²	72	2	1	0	1
Level 10	853m ²	68	5	1	1	2
Level 11	853m ²	49	6	1	1	1
Total	2,559m²	189	13	3	2	4

CONTACTS



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