



CITILINK
153 CAMPBELL STREET
BOWEN HILLS

THE RIGHT SPACE FOR
YOUR **BUSINESS**

Information Memorandum
FOR LEASE

INFORMATION MEMORANDUM

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CITILINK
153 CAMPBELL STREET
BOWEN HILLS

INTRODUCTION

153 Campbell Street Bowen Hills, commonly known as “Citilink Business Centre” is located on the highly exposed corner of Bowen Bridge Road and Campbell Street. The property is located directly opposite the Royal Brisbane Hospital and comprises two detached commercial office buildings providing a total NLA of approximately 15,669m². This is split between North Building (circa 5,079m²) and South Building (circa 10,590m²).

Features of the property include:

- > Largest available floor plate in the Inner Fringe (2,850m²)
- > Close proximity to major road infrastructure including the Clem 7, Airport Link and Legacy Way tunnels.
- > Major bus and cycle interchange located opposite the building at the Royal Brisbane Hospital. This includes bike and shower facilities for employees who run and cycle into work.
- > Bowen Hills Train Station is approximately 900 metres from the complex .
- > Floor plates are designed with multiple lobby entrances to provide subdivision flexibility.
- > Suitable for a wide variety of uses including both straight office and medical tenants.
- > Excellent on-site amenity including a gym, café, tennis court and pool.
- > The property has abundant car parking: 279 reserved undercover car parks and 10 visitor bays.
- > Fully PWD compliant with disabled access and toilet facilities.
- > Building management is located on-site.
- > Building naming rights are available via negotiation.
- > 4.5 Star NABERS energy rating.



THE PROPERTY



LOCATION OVERVIEW

Citilink is prominently positioned on the highly exposed corner of Campbell Street and Bowen Bridge Road. The complex is located in the heart of the Bowen Hills commercial precinct and is positioned opposite the Royal Brisbane Hospital (RBH), with Lend Lease's multi-billion dollar development of the RNA Showgrounds to the south of the property. Once complete this development will form a mixture of residential, commercial and open public spaces.

The property has excellent access to public transport infrastructure with the RBH offering a major bus interchange directly opposite Citilink, and the Bowen Hills Train Station is only a 900 metre (approx.) walk from the building. This train station is also one of only five which services all of Brisbane. The RBH also has a major cycle interchange which includes bike parking and shower facilities for people who run and cycle into work.

The Clem 7 and Airport Link tunnels are both located approximately 900 metres from the building and provide tenants and clients with the latest road infrastructure to access Brisbane.

There are also retail amenity within walking distance of the property along Bowen Bridge Road, Lutwyche Road and O'Connell Terrace including multiple cafes, fast food outlets and service stations.

The central location of Citilink provides close proximity to the following amenity.

> Jam Jar Café:	On Site
> Anytime Fitness 24 hour gym:	On Site
> Swimming pool:	On Site
> Tennis Court:	On Site
1 Royal Brisbane Hospital:	50 metres
2 Inner City Bypass:	150 metres
3 Lend Lease RNA Showground Development:	300 metres
4 Victoria Park Golf Complex:	800 metres
5 Bowen Hills Train Station:	900 metres
6 Clem 7 and Airport Link:	900 metres
7 Fortitude Valley:	900 metres
8 Legacy Tunnel:	2 kilometres
9 Brisbane CBD:	2.5 kilometres

In addition to the above the following amenity is also located within close proximity.

> Windsor Homezone:	1.2 kilometres
> QUT Kelvin Grove:	1.3 kilometres
> Ballymore Stadium:	1.3 kilometres
> Centro Lutwyche:	2.5 kilometres
> Brisbane Airport:	7 kilometres

EXECUTIVE SUMMARY



ADDRESS

Citilink, 153 Campbell Street
Bowen Hills

PARKING

289 bays (1:64m²)

NET LETTABLE AREA

15,669m²

ENVIRONMENTAL RATING

4.5 Star NABERS Energy Rating

ACCOMMODATION DESCRIPTION

- > Recently refurbished premium office space.
- > Largest floor plate available within the inner fringe (2,850m²).
- > Close proximity to major public transport infrastructure (bus, rail and tunnel).
- > Easy access to tunnel infrastructure:
 - + Airport Link
 - + Legacy Way
 - + Clem7
 - + Inner Northern Busway
- > Plethora of secure on-site parking (1:64m²).
- > On-site amenity: Gym, cafe, tennis court and swimming pool.

FLOOR PLANS

CITILINK BUSINESS CENTRE South Building

Lobby 3
Level 1
Terrace A
Ramp

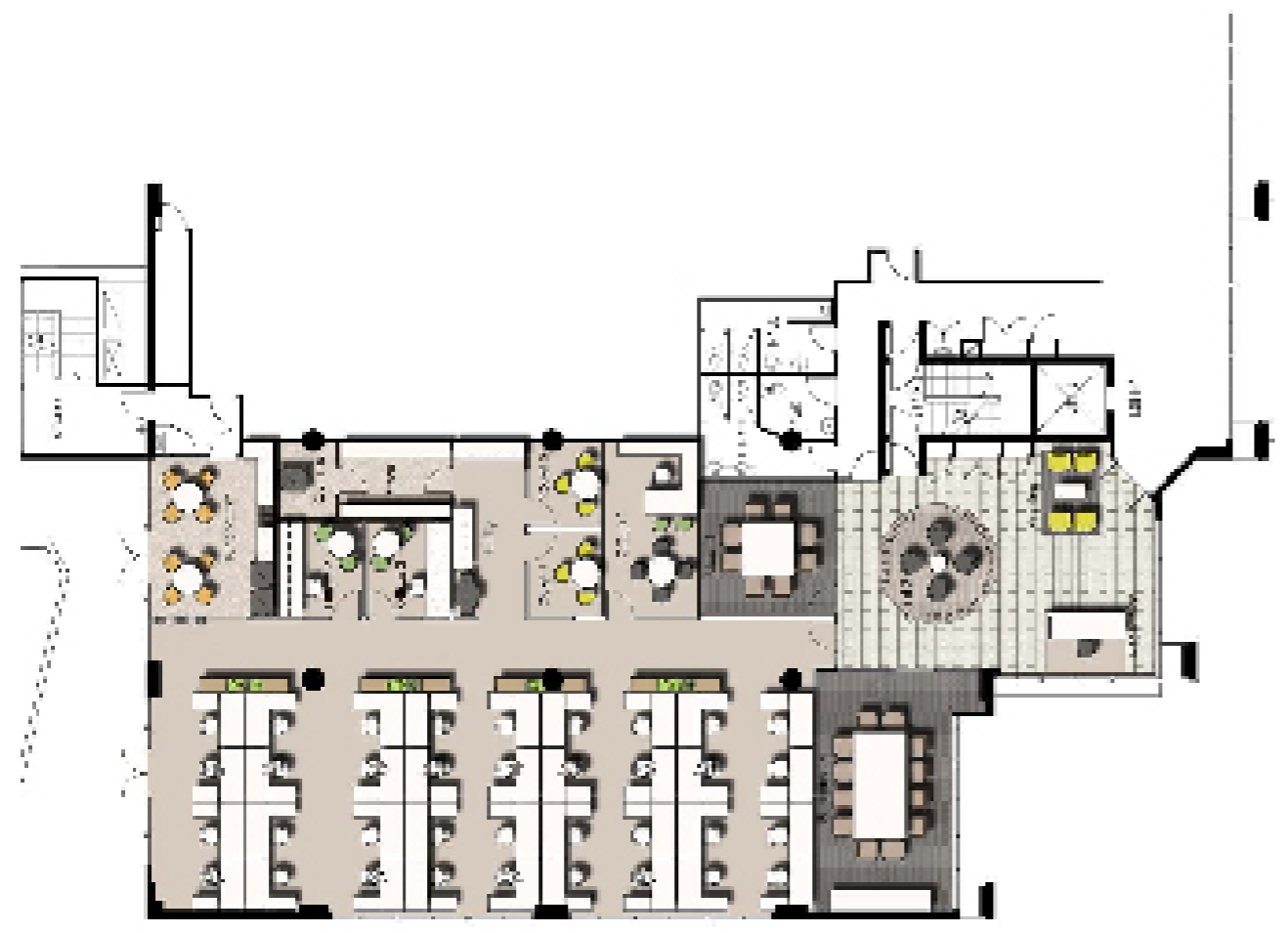
Reception
Family Public 1-12

Pool of House Spaces
Reception
Waiting Area
Administration 122 person
Meeting Room 8 person
Working Area 4 person

Block of House

Coffee
Terrace
Lift
Escalator
Lobby
Club Room

- 1
- 2
- 3
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CITILINK BUSINESS CENTRE South Building

Lobby 3
Level 1
Terrace B
Ramp

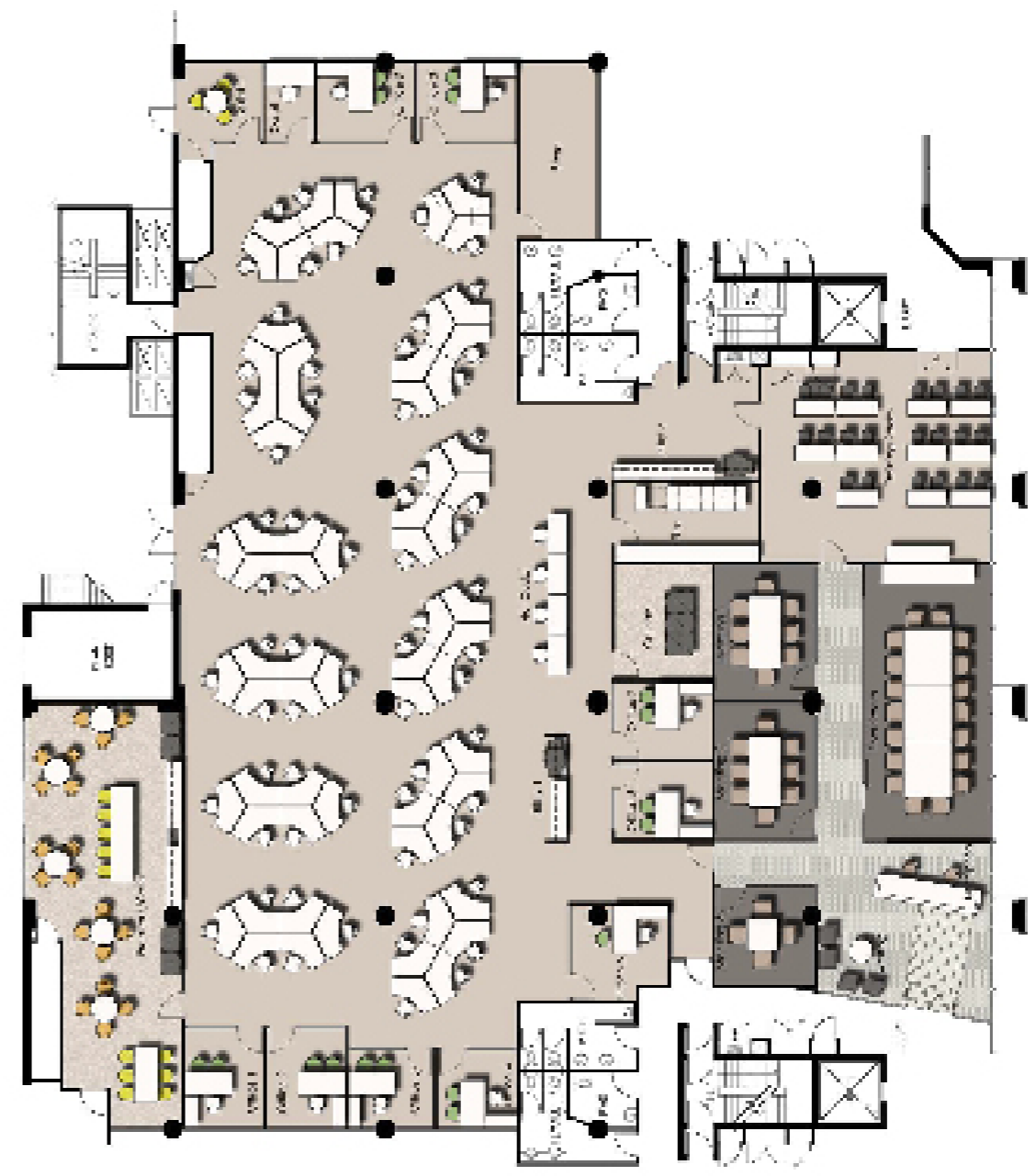
Reception
Family Public 1-11

Pool of House Spaces
Reception
Waiting Area
Administration 88 person
Meeting Room 2 person
Meeting Room 4 person
Working Area

Block of House

Coffee
Terrace
Lift
Escalator
Lobby
Club Room
Reception

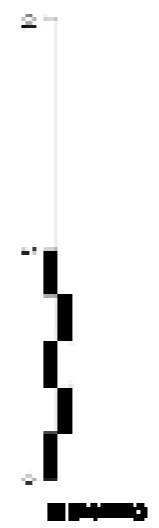
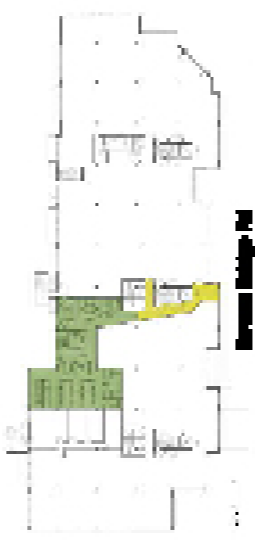
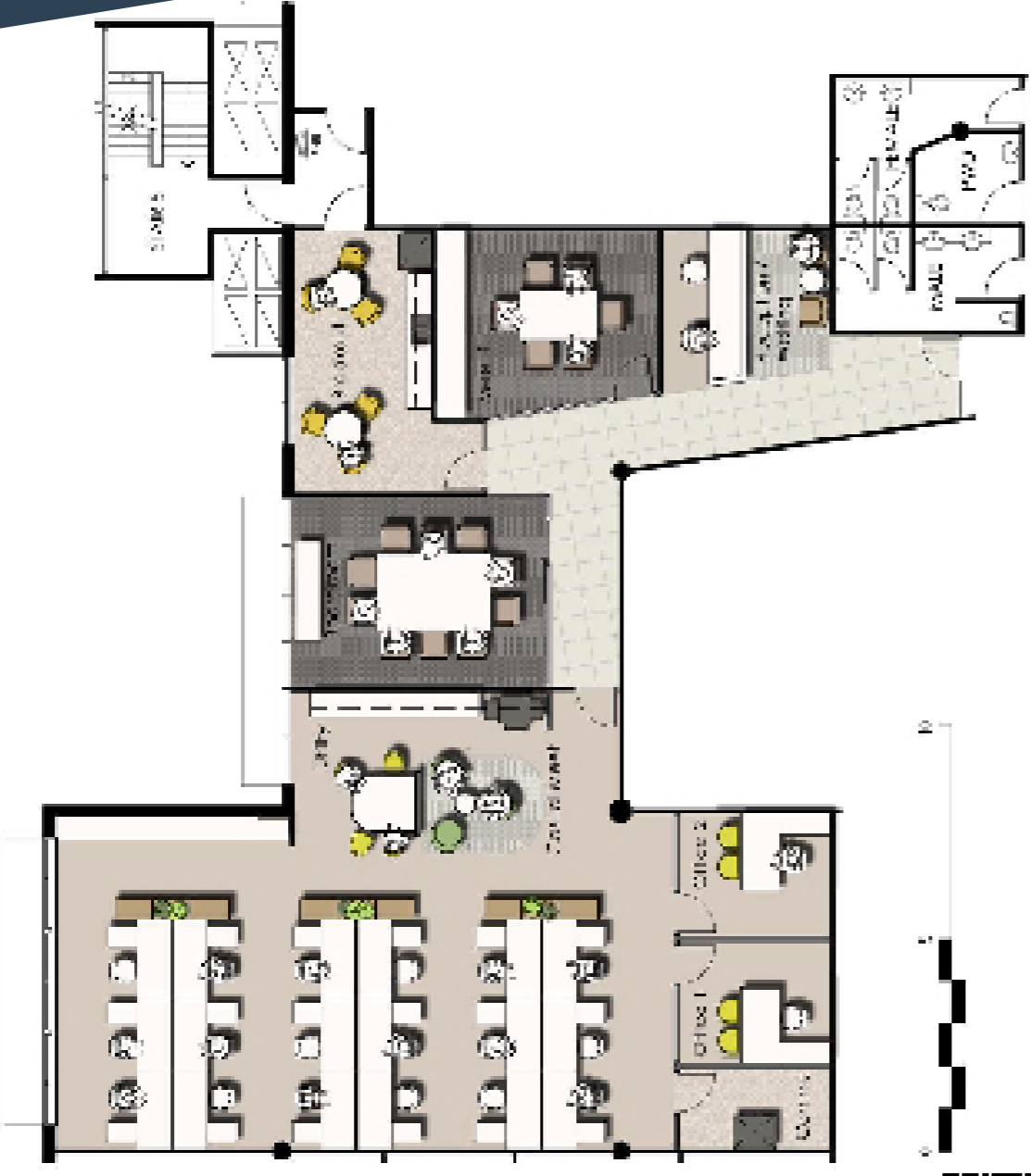
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FLOOR PLANS

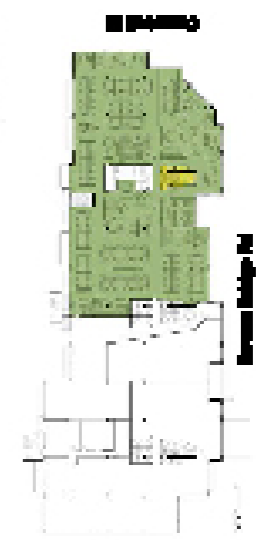
**CITILINK Business Centre
South Building
Lobby 2
Level 2
Terminology B
2857m²**

- Terminology B
- Reception
- Front of House
- Waiting Area
- Meeting Room 1
- Meeting Room 2
- Meeting Room 3
- Meeting Room 4
- Meeting Room 5
- Meeting Room 6
- Meeting Room 7
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- Meeting Room 10
- Meeting Room 11
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**CITILINK Business Centre
South Building
Lobby 1
Level 3
Terminology E
1488m²**

- Terminology E
- Reception
- Front of House
- Waiting Area
- Meeting Room 1
- Meeting Room 2
- Meeting Room 3
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GENERAL

- > 15,669m² split over South Building (10,590m²) and North Building (5,079m²).
- > 289 car parks in total. 265 car parks are located in the basement, with the remaining 24 car parks on grade.
- > 13 motorcycle bays.
- > 10 visitor car parks.
- > PWD compliant with disabled access, toilet and car parking facilities.
- > Building operating hours are 7am to 5:30pm Monday to Friday.
- > Flood mitigating wall and gates in the undercroft car parking area have been installed to protect the ground level tenancies.
- > There is a total of five (5) lobby entrances over the two buildings. South Building has three entrances and North Building has two.

ENVIRONMENTAL

- > 4.5 Star NABERS Energy Rating.
- > End of ride facilities available in lower car park. This includes bike parking and shower facilities.

ELECTRICAL

- > LED lighting throughout all common areas.
- > Tenancies are individually metered.
- > Three (3) 550 kVA emergency power generators.

HYDRAULICS

- > Water saving nozzles have been installed throughout all common area facilities.

MECHANICAL/AIR CONDITIONING

- > All major air conditioning plant and equipment is located on the roof. The roof level plant reticulates air to each level.
- > Each level is then separately zoned with Variable-Speed-Drive (VSD) to provide better temperature control to individual tenancies.
- > Building Management System (BMS) monitors, logs and can adjust all building air conditioning set points (i.e. zones).
- > Constant introduction of outside air is undertaken to ensure acceptable indoor air quality. This is standard certification.
- > Tenants can access after-hours air conditioning via a key switch. This is on a zoned basis, not a full floor basis and is metered via timers.

COMMUNICATIONS

- > Fibre optic cabling runs to the MDF of each building.
- > Each floor has access to the communication risers which are located behind the lifts.
- > Tenants are required to cable to distribution points on individual levels.
- > Multiple telecommunications companies have access to the building including Optus and Telstra.

SECURITY

- > All building lobbies are open during normal business hours.
- > After hours, the buildings lobbies, lifts and basement parking can be accessed via a proximity card. These are available through property management.
- > Tenants are responsible for individual tenancy security.

FIRE

- > Fire protection services are in accordance with all relevant codes. This includes necessary hydrants, detection, alarm systems, sprinklers, fire hose reels and fire extinguishers.
- > Emergency fire stairs are provided to each level within both buildings.



VACANCY SCHEDULE



CURRENT VACANCY

Level 1:	469m ²
Level 1:	1,020m ²
Level 3:	287m ²
Level 3:	1,450m ²
Level 4:	189m ²
Level 4:	803m ²



CITILINK

153 CAMPBELL STREET
BOWEN HILLS

CONTACT DETAILS

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