



GOVERNMENT OF
WESTERN AUSTRALIA

YAGAN SQUARE

**NOW LEASING
FOOD AND
BEVERAGE
OPPORTUNITIES**





**THE
CITY'S**

NEW

HEART

Right in the heart of Perth's CBD, Yagan Square will be one of the city's most popular meeting and celebration places and a major tourist destination. At just over one hectare in size, Yagan Square is the flagship public space in the Perth City Link project. Connecting William, Wellington and Roe Streets, and located in the arms of the Horseshoe Bridge, Yagan Square will be an exciting place to meet, play and eat from a showcase of WA produce.

TRANSFORMING PERTH

Perth is a transforming city, experiencing a once in a lifetime opportunity during a period of unprecedented growth.

As the fastest growing city in Australia and with more than \$250 billion worth of major infrastructure projects planned or already underway, Perth has become a magnet for migration and investment.

The Western Australian State Government is committed to build on the city's capacity and ensure that it can adequately accommodate the demand and needs of future generations by creating new inner-city precincts for residents, businesses and tourists.

With an estimated resident population of 2 million, Perth's population is growing at the fastest rate of any capital city in Australia and is set to become Australia's third most populous centre. The City of Perth is

forecast as the fastest growing local government area in WA, with an average annual growth rate of 6 per cent between 2010 and 2026.

The strength of the Western Australian economy has seen Perth city become a major retail and shopping destination, open seven days of the week. A number of international retailers have flagship stores in the CBD including Zara, Topshop, Williams Sonoma (incorporating Pottery Barn and West Elm), Apple and Nespresso.

The city's dining and food culture is evolving as the CBD continues to expand with small bars, cafés, award-winning restaurants and top chefs providing new opportunities for eating, drinking and socialising.

As Perth's popularity as a leisure tourism destination increases, the State Government's objective is to see 1,900 hotel rooms added to the Perth CBD by 2020. Hotel sites within close proximity to Yagan Square include:

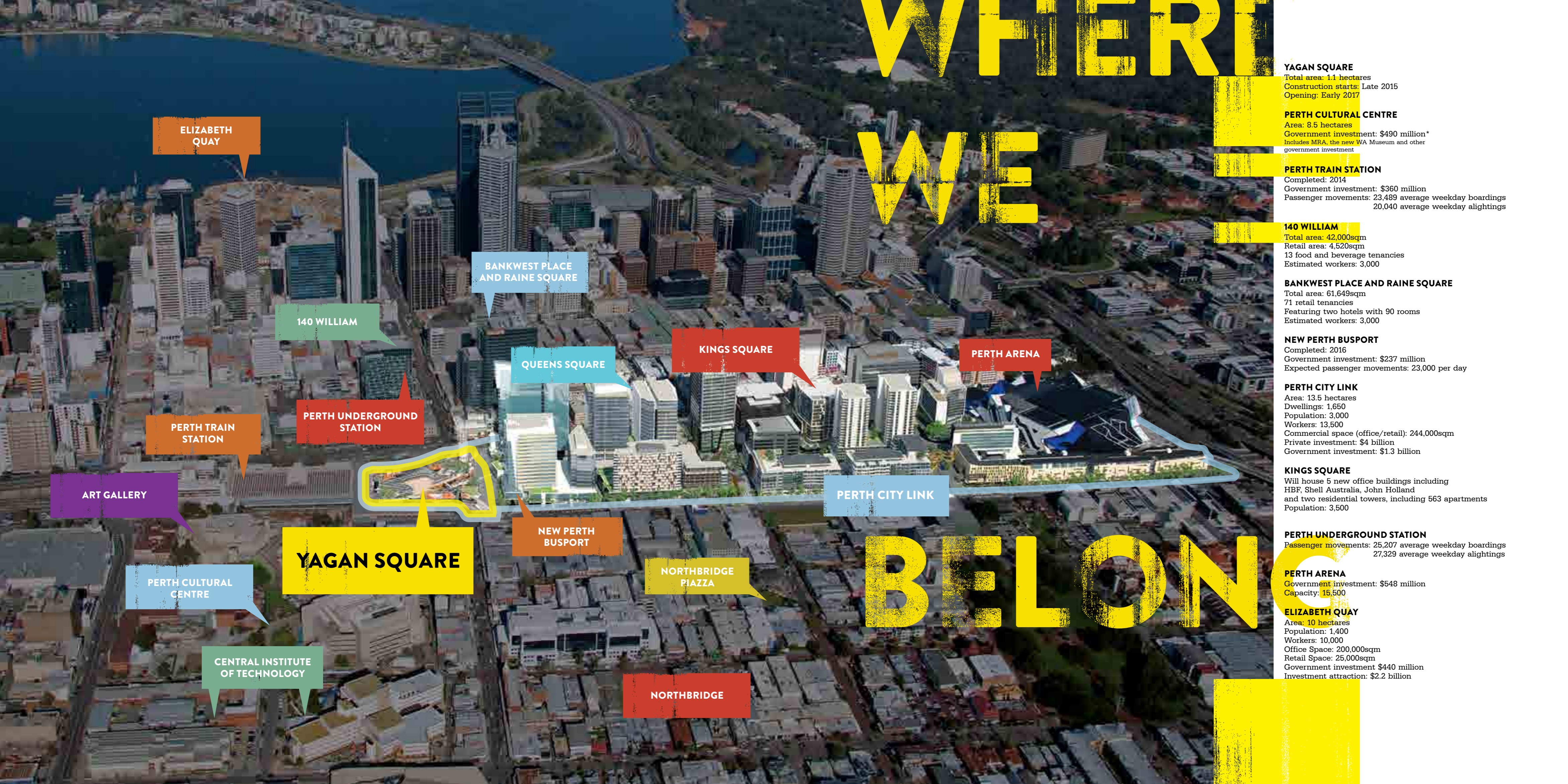
- Alex Hotel, James Street Northbridge, 74 room boutique hotel, opened May 2015 (150 metres)
- DoubleTree by Hilton, James Street Northbridge, 205 rooms, opening early 2017 (220 metres)
- Marriott Hotel, Wellington Street, 332 rooms, opening late 2018 (350 metres)
- The Oaks, Wellington Street, corner Shafto Lane, 118 rooms, opening late 2018 (400 metres)
- AVANI Hotel, next to Perth Arena, 250 rooms, construction to commence late 2016 (700 metres)



WHERE

WE

BELONG



ELIZABETH QUAY

140 WILLIAM

BANKWEST PLACE AND RAINE SQUARE

QUEENS SQUARE

KINGS SQUARE

PERTH ARENA

PERTH TRAIN STATION

PERTH UNDERGROUND STATION

ART GALLERY

PERTH CITY LINK

YAGAN SQUARE

NEW PERTH BUSPORT

NORTHBRIDGE PIAZZA

PERTH CULTURAL CENTRE

CENTRAL INSTITUTE OF TECHNOLOGY

NORTHBRIDGE

YAGAN SQUARE

Total area: 1.1 hectares
Construction starts: Late 2015
Opening: Early 2017

PERTH CULTURAL CENTRE

Area: 8.5 hectares
Government investment: \$490 million*
Includes MRA, the new WA Museum and other government investment

PERTH TRAIN STATION

Completed: 2014
Government investment: \$360 million
Passenger movements: 23,489 average weekday boardings
20,040 average weekday alightings

140 WILLIAM

Total area: 42,000sqm
Retail area: 4,520sqm
13 food and beverage tenancies
Estimated workers: 3,000

BANKWEST PLACE AND RAINE SQUARE

Total area: 61,649sqm
71 retail tenancies
Featuring two hotels with 90 rooms
Estimated workers: 3,000

NEW PERTH BUSPORT

Completed: 2016
Government investment: \$237 million
Expected passenger movements: 23,000 per day

PERTH CITY LINK

Area: 13.5 hectares
Dwellings: 1,650
Population: 3,000
Workers: 13,500
Commercial space (office/retail): 244,000sqm
Private investment: \$4 billion
Government investment: \$1.3 billion

KINGS SQUARE

Will house 5 new office buildings including HBF, Shell Australia, John Holland and two residential towers, including 563 apartments
Population: 3,500

PERTH UNDERGROUND STATION

Passenger movements: 25,207 average weekday boardings
27,329 average weekday alightings

PERTH ARENA

Government investment: \$548 million
Capacity: 15,500

ELIZABETH QUAY

Area: 10 hectares
Population: 1,400
Workers: 10,000
Office Space: 200,000sqm
Retail Space: 25,000sqm
Government investment \$440 million
Investment attraction: \$2.2 billion

A

UNIQUE

OPPORTUNITY

This is a unique food and beverage opportunity in the heart of the city offering the chance to be part of one of the most significant CBD projects - Perth City Link.

Perth City Link will reconnect the city centre with the cultural and entertainment heart of Northbridge for the first time in 100 years. It will bring a new population of 16,000 residents and workers and around \$4 billion in private investment.

As the vision for Perth City Link comes to life, the area will transform into a world-class transit hub. With direct access to the Perth Train Station and new Perth Underground Bus Port, Yagan Square will be one of the busiest pedestrian locations in Perth.

The Perth Arena – a 15,500 seat stadium catering for concerts, sporting and special events – is 600metres from Yagan Square.

- Since November 2012, more than 2 million people have visited the venue for around 200 major events.
- Ranked number one venue in Asia-Pacific region.

Yagan Square is surrounded by a number of significant cultural institutions as part of the Perth Cultural Centre, including the State Theatre Centre of WA, the Art Gallery of Western Australia and the Western Australian Museum.



Artist impression Yagan Square.

YAGAN

SQUARE

Yagan Square will see the return of food markets, community and city life to the heart of the CBD.



Artist impression, The Meeting Place, Yagan Square.

It will be a place for people to meet, connect, discover and celebrate Western Australia's produce, heritage, culture and environment.

It will be a showcase of WA – a place that represents the coming together of Aboriginal and non-Aboriginal cultures and creativity that is unique to the city.

Yagan Square will include a lively pedestrian thoroughfare lined with shops and alfresco dining, shaded grass terraces, native gardens, a children's playscape, an iconic digital tower and flexible spaces for performances and events.

WA's exceptional food and beverages will be at the heart of this exciting new development, as Yagan Square becomes recognised as a culinary destination for Western Australia.



PERTH TRAIN STATION

WELLINGTON STREET

THE MEETING PLACE
1 tenancy

MARKET HALL PLAZA
Mezzanine
1 tenancy

THE MARKET HALL
15 tenancies

MARKET HALL PLAZA
6 tenancies

ROE STREET

HORSESHOE LANE
2 tenancies

POP UP/TEMPORARY TENANCIES

LEASING OPPORTUNITIES



THE MARKET HALL



HORSESHOE LANE



MARKET HALL PLAZA



THE MEETING PLACE



LEASING OPPORTUNITIES

The hospitality component of Yagan Square is envisioned to showcase WA's best in food and beverage through a market hall, dining and restaurant environment, supported by memorable experiences, year-round events and attractions.

The food opportunity for Yagan Square is to provide a focal point that authentically celebrates the quality and diversity of WA's produce.

THE MARKET HALL

The Market Hall will provide consumers with locally sourced fresh produce from Western Australian operators with the opportunity to dine in or take away. Opportunities range from 10m² to 53m².

MARKET HALL PLAZA

Six ground level tenancies ranging from 16m² to 77m² along a pedestrian route focusing on commuter trade and grab and go offerings. The mezzanine level restaurant is 156m² and includes an additional 101m² of outdoor seating.

HORSESHOE LANE

Two laneway tenancies offering modern food experiences. Includes a 371m² two-storey bar/restaurant across ground and mezzanine levels and a 114m² ground level tenancy.

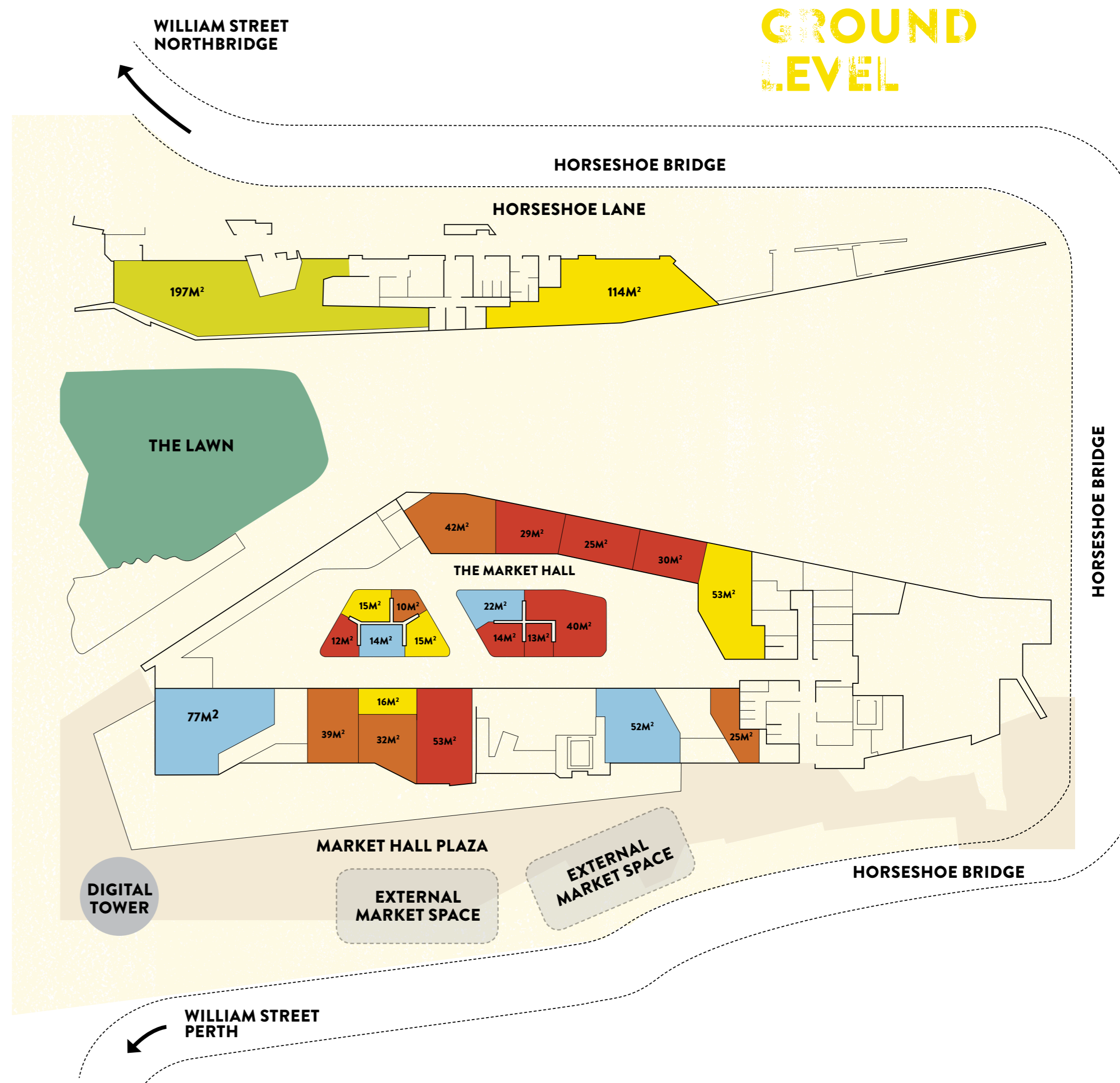
THE MEETING PLACE

A family-focused food offering on the upper level next to the play space totaling 251m².

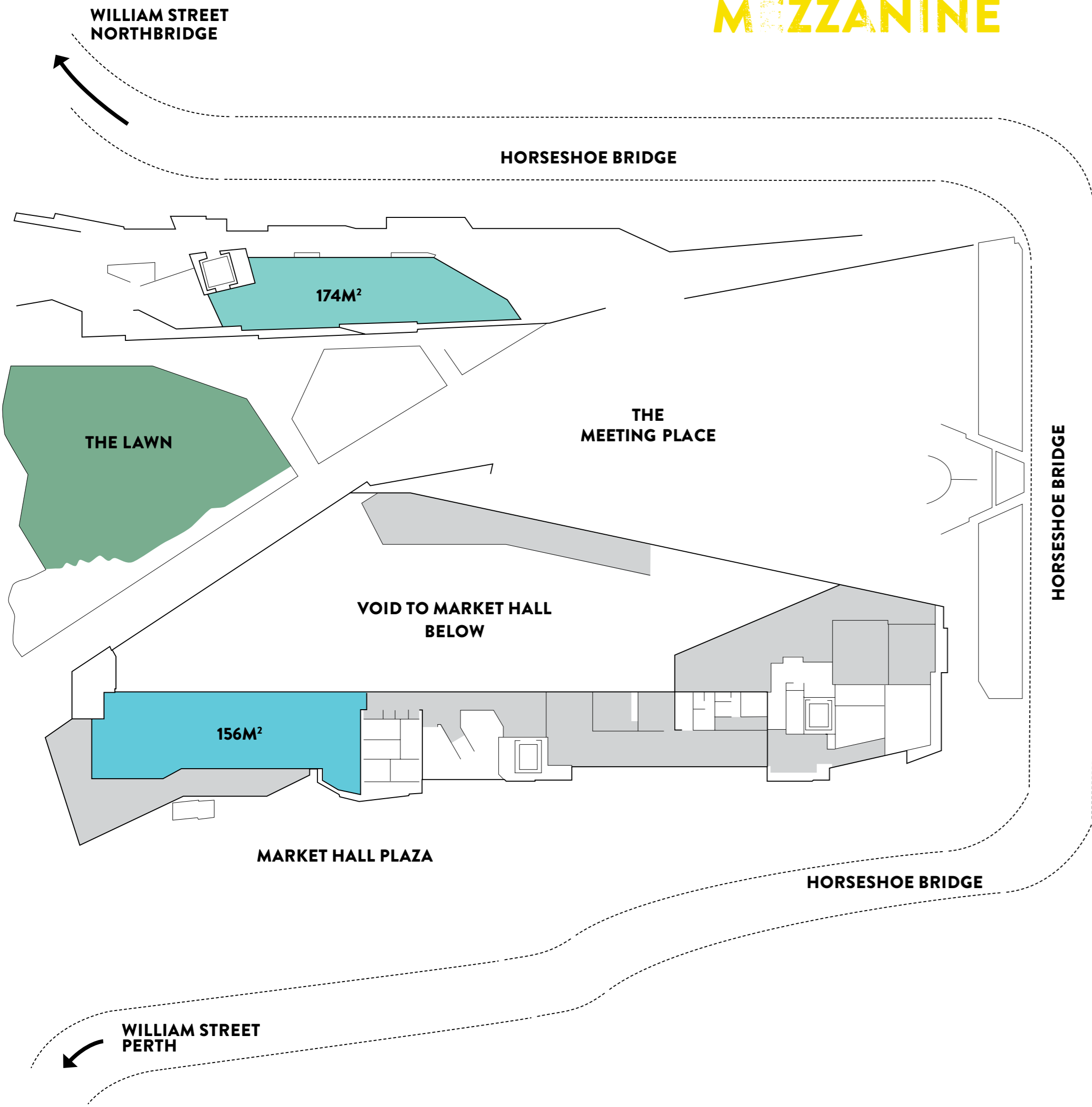
For tenancy enquiries contact Lease Equity: Jim Tsagalis 0411 760 760 or Fred Clohessy 0411 280 280.

Yagan Square will provide a range of opportunities for temporary activation and events.

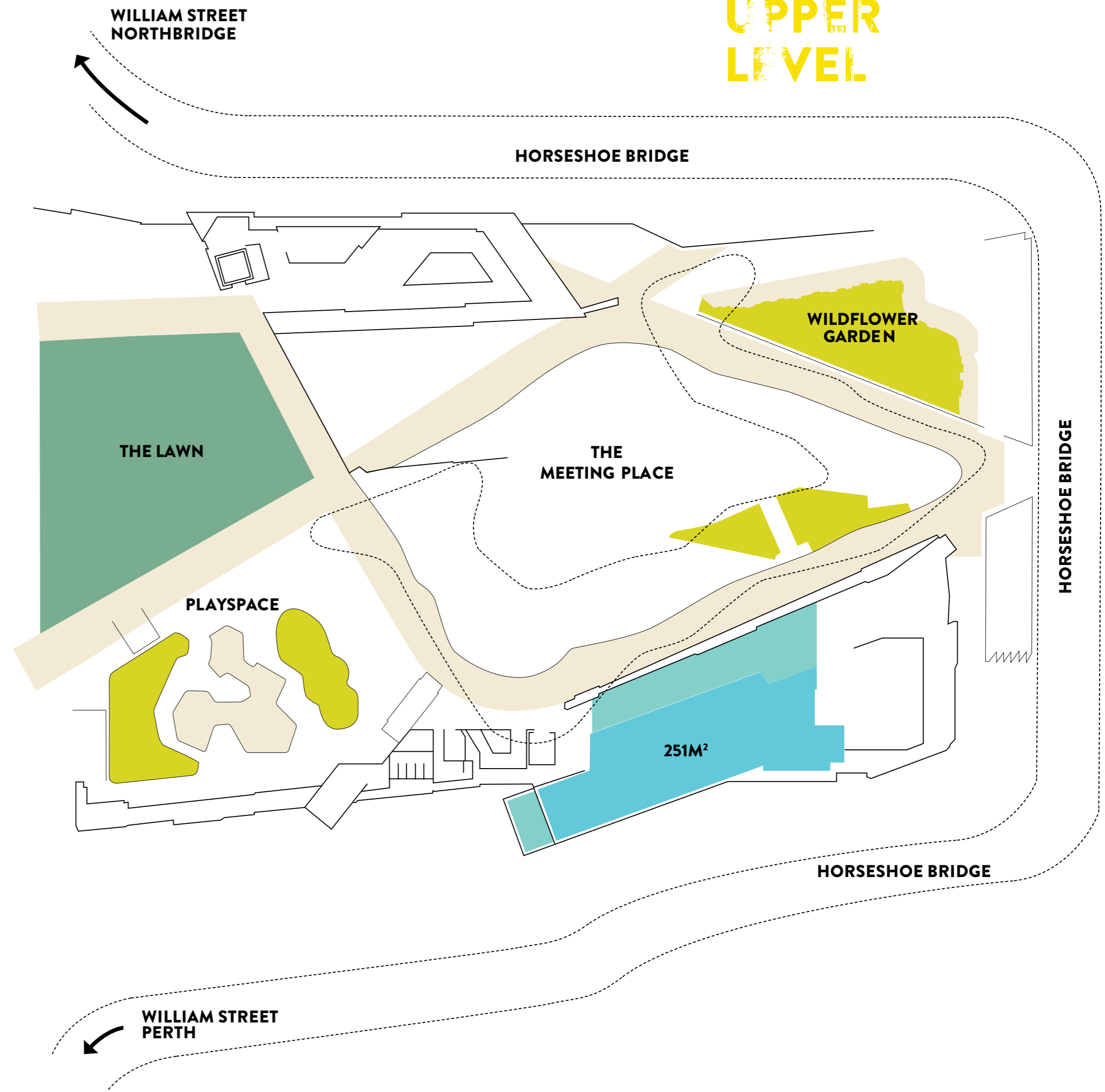
For enquiries regarding weekend markets, pop-up tenancies, events, digital tower and sponsorship, contact yagansquare@mra.wa.gov.au



MEZZANINE



UPPER LEVEL



The Metropolitan Redevelopment Authority (MRA) is a key agency of the Western Australian State Government with the purpose of delivering redevelopment projects across metropolitan Perth including Armadale, Central Perth, Scarborough, Midland and Subiaco. With CBD projects of strategic significance including, Elizabeth Quay, Riverside, and Perth City Link, the MRA is transforming urban spaces and meeting the challenges of Perth's future growth.

The State Government, through the MRA, takes projects from vision to activation – creating successful communities where people want to live, work and visit. With a combination of regulatory planning and land development powers, the MRA will see the revitalisation of more than 3,000 hectares of land over the next decade.

FOR TENANCY INFORMATION CONTACT LEASE EQUITY:

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www.mra.wa.gov.au

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MRA Metropolitan
Redevelopment
Authority

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