

Services Information

BUILT	1988, refurbished 2011/12/13/14
ARCHITECT	Neighbour and Lapsys – refurbished programs – MPH Architects
ENGINEER	Refurbished programs – SSE, URS
BUILDER	Baulderstone Hornibrook Refurbished programs – Schiavello/Mossop
BUILDING MANAGER	Jones Lang LaSalle
CURRENT OWNER	AEP 55 Currie Street Office Trust (an unlisted property trust)
FUND MANAGER	Arc Equity Partners

GENERAL OVERVIEW

Originally built for an owner occupier (Commonwealth Government) 13 levels

Basement comprises 96 secure car parks with direct access from Currie Street, loading dock, storage areas and EOT Facilities (*End Of Trip*)

Ground floor contains concierge, security control room, stunning atrium 11 storeys in height, 100 seat auditorium, 30 person conference facilities, retail and office tenancy fitouts.

Total lettable area: 26,116sq m

Upper level office floorplates range from 1,459sq m to 2,584sq m

Wheelchair access

Common showers in basement as part of the EOT Facilities.

DDA compliant facilities as per 'the Act'.

Column spacing 8,000mm x 8,000mm

Asbestos free internally and within tenancies (Asbestos report available)

Earthquake Compliant (URS Seismic report available)

Full height double glazed windows to four sides allow natural light with panoramic city external views and stunning internal atrium views.

Property Council of Australia Grade 'A'



Services Information • continued

SUMMARY OF FLOORS

ADDITIONAL INFORMATION

PLANT AND EQUIPMENT DETAILS

Each floor is accessible via two lift cores (eastern and western, with the latter containing a goods lift)

Surrounding both cores are male and female amenities.

The amenities are being upgraded to a Premium standard and comprise separate unisex disabled facilities

Level 11 – Southern side of Atrium : 1,486.4sq m NLA

Level 10 – Southern side of Atrium : 1,507.3sq m NLA

Level 9 – Southern side of Atrium, access to expansive garden /balcony with panoramic views over the northern city skyline: 1,459.2sq m NLA

Level 8 – Surrounds Atrium : 2,552.3sq m NLA

Level 7 – Surrounds Atrium : 2,567.4sq m NLA

Level 6 – Surrounds Atrium : 2,584sq m NLA

Level 5 – Surrounds Atrium : 2,490.6sq m NLA

Level 4 – Surrounds Atrium : 2,582.7sq m NLA

Level 3 – Surrounds Atrium : 2,336.6sq m NLA

Level 2 – Surrounds Atrium : 2,303.1sq m NLA

Level 1 – Surrounds Atrium, incorporates balcony into Atrium : 2,397.2sq m NLA

Ground Floor – North and South sides of Atrium : 1,849.3sq m NLA

Basement – Primarily car parking, loading dock, storage and EOT facilities, comprising male and female showers and lockers plus up to 170 secure bike racks.

Committed to achieve a NABERS Base Building Energy Rating of 5.0-stars.

Separate Goods lift in Western service core – Capacity 1,700kg

Services designed for occupancy at 10sq m per person.

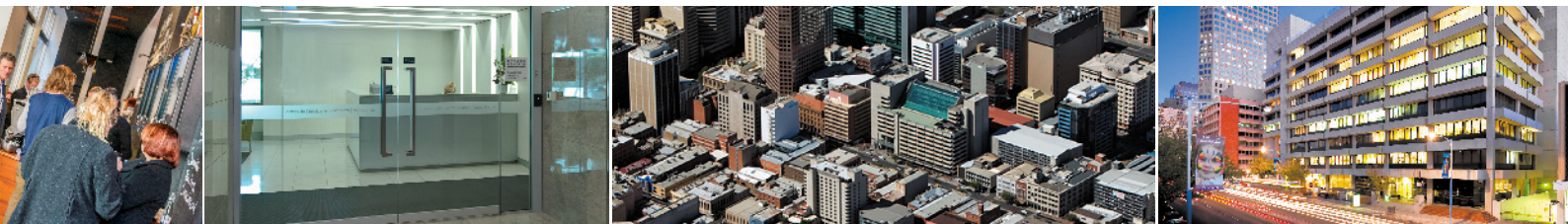
Floor to ceiling height – 2,550mm nom

Floor to beam height – 3,600mm nom

Space above ceiling plenum – 850-900mm nom

Building Management System:

- Honeywell XSM direct digital controlled system, installed in 2011
- Use of air economy cycle to reduce energy consumption
- Optimum start up and shut down of building plant and equipment



Air conditioning:

- Each floor contains two air handling units with a capacity to supply approx 0.1-0.3m/sec
- The system provides a full fresh air cycle and air is released into the atrium.
- After hours independent key switch for each tenancy (Web based AC activation project - 2014)
- The theatre has its own independent system
- Floor temperatures controlled to between 20°C and 24°C
- Dedicated supplementary condenser water loop installed for use by tenants with average capacity of 24W/sq m per floor.
- 3 new high efficiency McQuay (Dakin) chillers installed in 2011.
- 3 cooling towers and associated pumps, VSDs and heat exchangers updated in 2011 as part of GBF upgrade.
- Air-conditioning plant and controls upgraded 2011, as part of Green Building Fund upgrade.
- Chilled water is provided by centralised refrigeration plant and hot water from gas fired. boilers located in the roof top plant room.

Security System:

- Fully monitored 24/7
- Access levels programmable to time of day, floor(s) and / or door(s)
- Ground perimeter Fire Stairs are alarmed, connected direct to the building's access system / monitoring.
- Central concierge/security station manned during office hours.
- CCTV fully monitoring / recording all access doors.

Diesel Generator:

- 750kVA capacity serving base building essential services (some spare capacity available for tenants by negotiation)

Lifts:

- Each bank of lifts comprises of four 1,088kg lifts (16 person capacity per lift)
- Call waiting time for existing lifts as calculated by Whitfield Rose (Sep-13) is 31.9 seconds.
- 24 hour remote elevator monitoring for lift breakdowns.
- Goods Lift has direct access to loading dock (25 person capacity)
- Lift modernisation and upgrade programme planned 2014/15

Power supply:

- 63 Amp 3 phase normal supply x 4 Distribution Boards per whole floor.
- 63 Amp 3 phase essential supply (upon application) x 4 Distribution Boards per whole floor.
- Each Tenant distribution board sub metered for billing purposes.

Telecoms:

- 200 pair telephone cable Eastern Riser.
- 240 pair telephone cable Western Riser.
- 3 channel perimeter skirting duct on some floors.
- MDF Room in basement accommodating two main carriers (Telstra/Optus)



Programmed Refurbishment (2014/15)

TENANCY UPGRADES

Fire systems:

- Fire panel upgraded 2014 (as built) located within Fire Control Room on Ground Floor Eastern side.
- Full sprinkler system coverage.
- Additional protection with hose reels, hydrants and extinguishers.
- Smoke Ventilation to Atrium, with external smoke spill from Atrium roof.

EWIS Emergency Warning and Indication System (2015)

Replacement of lift car interiors (2015)

Replacement of lift controls and lift shaft equipment (2015)

Upgrade of bathrooms on each floor incorporating water efficient tapware, smart new décor and fittings, installation of DDA compliant toilets on each level.

Atrium to be repainted (2014)

Installation of new bicycle end of trip facilities comprising 9 male and 5 female showers and secure lockers plus up to 170 bike racks.

New window treatments (roller blinds), where applicable. Repainting of base building surfaces

Re-carpeting

T5 lighting and new ceiling tiles (where applicable)

SUMMARY

The impressive refurbishment undertaken and proposed will place 55 Currie Street, Adelaide in the forefront of prime quality office stock, offering 'Premium' grade services and amenities.