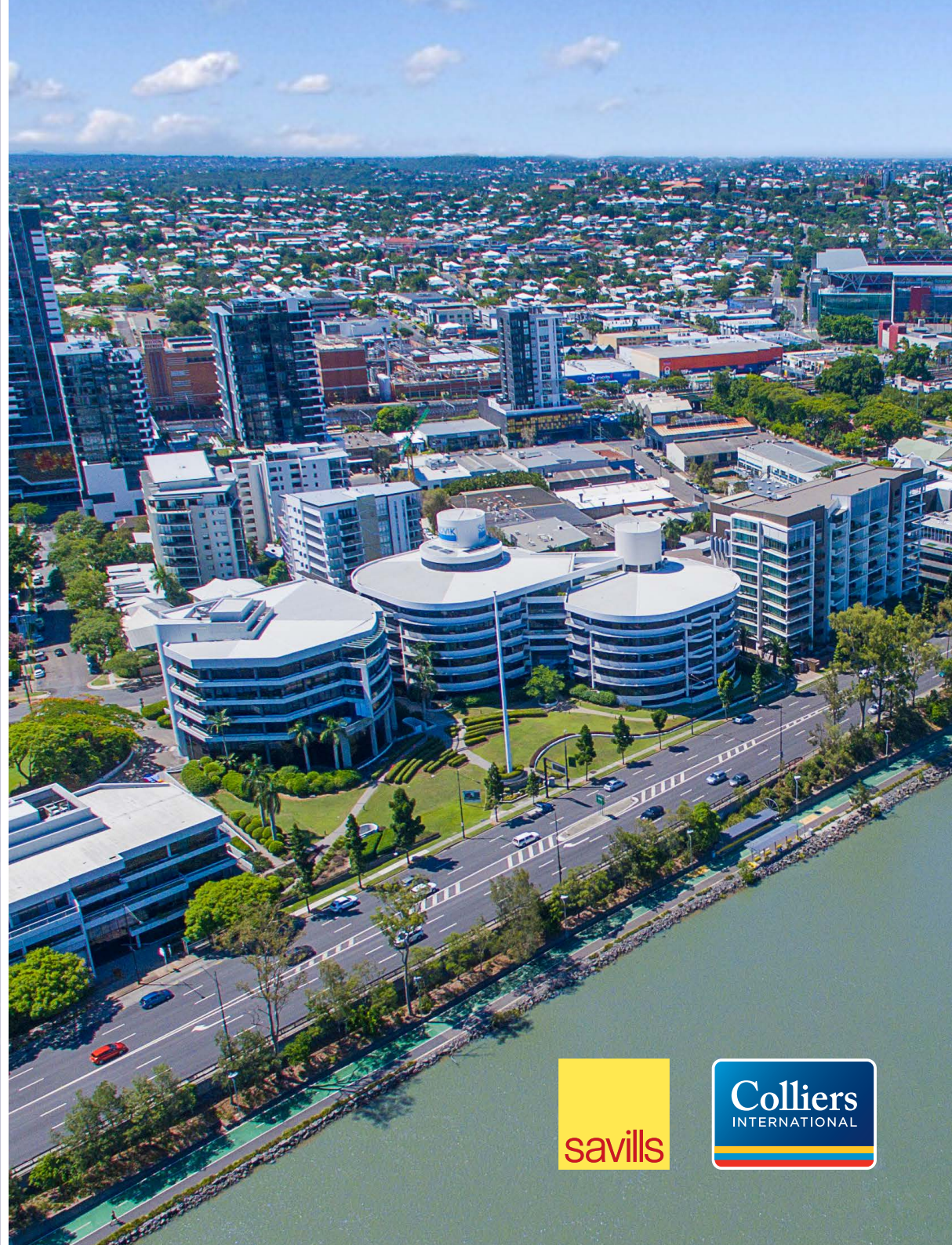




Kings Row Office Park

NOW LEASING

40-52 MCDUGALL
STREET, MILTON





kings row

40-52 McDougall Street, Milton

Treat your staff like royalty

We are pleased to offer one of Brisbane's premier commercial precincts, Kings Row, comprising four A-grade office buildings with tenant facilities such as a tennis court, swimming pool, BBQ areas and conference facilities.

Kings Row Office Park is prominently positioned fronting Coronation Drive just 1.5 kilometres from Brisbane's CBD and is conveniently accessed via McDougall Street.





Space
available
from

100sqm - 5,000sqm



kings row

Location Highlights

4



Take a tour

Location Highlights

VIEW KINGS ROW IN 360°



Close to CBD: 1.5km

Well serviced by major forms of public transport with Milton Train Station just 250m away

Buses stop regularly along Coronation Drive and neighbouring Milton Road. Coronation Drive Bus Stop is only 10m.

City Cat terminal 400 metre walk

Vibrant restaurants, cafes and bars are located within the immediate precinct

Car parking available at 1:50sqm at market rates

Popular Park Road just a short stroll (100m) down the road



kings row

Building Highlights

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1. BUILDING 2 & 3 // 2. BUILDING 1 // 3. BUILDING 2 & 3 // 4. RECREATION AREA

Take a tour

Building Highlights

A-grade commercial office

Various sizes from 100sqm to 5,000sqm

Excellent natural light

Fitted out tenancies available

Short term options available

Car parking available at 1:50sqm at market rates

Outstanding on-site amenities; tennis courts, swimming pool, BBQ and conference facilities

End of Trip facilities including bike racks, lockers, male and female amenities



kings row

Kings Row 360°

6



VIEW KINGS ROW IN 360° 



kings row

End of Trip facilities

7



1. CYCLE TO WORK // 2. LOCKER ROOM & SHOWERS // 3. POOL FACILITIES // 4. TENNIS COURT

Take a tour

End of Trip facilities

The End of Trip facilities will be accessed via a bike lane next to the eastern car park entry (Stage 4) and includes:

2 male and 2 female showers, toilets and disabled facilities

66 lockers (both with integrated ironing units)

Excellent natural light

65 vertical hanging bike racks

Dedicated bike lane



kings row

Sustainability

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We offer a simple value proposition for our tenants.

Your staff will be happier and work far more effectively in comfortable and environmentally responsible buildings. This is what we provide.



Take a tour

Sustainability

Kings Row Office Park has a 2.5-star NABERS Energy rating.

Kings Row Office Park is part of Shayher's EcoSpace initiative, providing a range of sustainable features to promote employee health, wellbeing and productivity whilst assisting to reduce tenancy energy bills

Sustainability highlights include:

- Efficient T5 Lighting throughout with tenancy based lighting controls
- Low-emission paints and A-grade carpet tiles used throughout
- Waterless urinals and water saving devices in all amenities
- New End of Trip facilities including bike racks, lockers, male and female amenities



Benchmarking the baseline environmental performance of the asset against the market using established ratings such as NABERS Office Energy.



Tech Specs

Stage 1

Premises

Address

Kings Row, 40-52 McDougall Street, Brisbane

NABERS ratings

Energy

2.5-star NABERS Energy rating

Mechanical services and controls

Air conditioning

Baltimore aircoil cooling tower = model rct2297

Variable Air Volume (VAV) boxes – all floors

Water-cooled PAC units – all levels

Control systems

LEA

Tenant condenser water allowance

N/A

After hours operation

Reader each floor 1 hour

Exhaust provisions

Fantech

Air Flow Max L/sec

Lifts

No. of lifts

2

Type

Kone

Capacity

17 person 1156kg

Security

Swipe card readers in lift cars

Electrical Services

Power Available

Supply from main swrm 800A

Electrical risers

Tenant's section is 100A 3-phase/floor

Standby power

Not available at this time

Natural Gas supply

Security/access card

Access control

APACS

Alarms

After hours security patrols including weekends

No back to base alarm monitoring

CCTV

N/A

Lighting

Type

T5/T8 fluorescent luminaries on office tower

Fittings

Recessed fittings and louvers

Exit and emergency lights installed

Amenities

Access to End of Trip facilities in basement carpark under Stage 4

Male toilets

All levels

Female toilets

All levels

Disabled toilets

Levels ground and 1

Shower facilities and End of Trip

Showers in Milton House

Bicycle Parking

65 in End of Trip facility

Parking

Capacity

432 whole site

Access

Via KR4 & KR2

Maximum height clearance

2.2m

Communications

Main Distribution

100 pairs copper

Intermediate Distribution Frame

MATV

Ceilings

System

Suspended acoustic ceiling grid

Grid

395 mm x 1,196 mm

Floor-to-ceiling

Height

Slab to Slab

Fire protection

Type

Sprinkler system car park only, hydrant/hose reels and extinguishers installed on each floor

Other

Sprinkler System, Hydrant/hose reels and extinguishers installed on each floor

Hydraulic services

Trade waste for Retail Levels

N/A

Natural gas supply

N/A



Tech Specs

Stage 2

Premises

Address

Kings Row, 40-52 McDougall Street, Brisbane

NABERS ratings

Energy

2.5-star NABERS Energy rating

Mechanical services and controls

Air conditioning

Baltimore aircoil cooling tower = model rct2297

Variable Air Volume (VAV) boxes – all floors

Water-cooled PAC units – all levels

Control systems

LEA

Tenant condenser water allowance

N/A

After hours operation

Reader each floor 1 hour

Exhaust provisions

Fantech 244 L/sec

Air Flow Max L/sec

Lifts

No. of lifts

2

Type

Kone

Capacity

17 person 1156kg

Security

Swipe card readers in lift cars

Electrical Services

Power Available

Supply from main swrm 800A

Electrical risers

Tenant's section is 100A 3-phase/floor

Standby power

2 x 550kVA diesel generator 50% to all services

Natural Gas supply

Security/access card

Access control

APACS

Alarms

After hours security patrols including weekends

No back to base alarm monitoring

CCTV

N/A

Lighting

Type

T5/T8 fluorescent luminaries on office tower

Fittings

Recessed fittings and louvers

Exit and emergency lights installed

Amenities

Access to End of Trip facilities in basement carpark under Stage 4

Male toilets

All levels

Female toilets

All levels

Disabled toilets

Levels ground

Shower facilities and End of Trip

Showers in Milton House

1 shower on level 4

Bicycle Parking

65 in End of Trip facility

Parking

Capacity

432 whole site

Access

Via KR4 & KR2

Maximum height clearance

2.2m

Communications

Main Distribution

Intermediate Distribution Frame

MATV

Ceilings

System

Suspended acoustic ceiling grid

Grid

395 mm x 1,196 mm

Floor-to-ceiling

Height

Slab to Slab

Fire protection

Type

Sprinkler system car park only, hydrant/hose reels and extinguishers installed on each floor

Other

Sprinkler System, Hydrant/hose reels and extinguishers installed on each floor

Hydraulic services

Trade waste for Retail Levels

N/A

Natural gas supply

N/A



Tech Specs

Stage 3 & 4

Premises

Address

Kings Row, 40-52 McDougall Street, Brisbane

NABERS ratings

Energy

2.5-star NABERS Energy rating

Mechanical services and controls

Air conditioning

1 x carrier 30GB210

1 x Powerpax air cooled chillers

Variable Air Volume (VAV) boxes – all floors

Water-cooled PAC units – all levels

Control systems

Honeywell

Tenant condenser water allowance

N/A

After hours operation

Reader each floor 1 hour

Exhaust provisions

Fantech

Air Flow Max 244 L/sec

Lifts

No. of lifts

4

Type

Schindler

Capacity

20 person 1360kg

Security

Electrical Services

Power Available

Supply from main swrm 1 X 2500a

Electrical risers

Supply from main swrm 1 X 2500a

Standby power

2 x 550kVA diesel generator 50% to all services

Natural Gas supply

N/A

Security/access card

Access control

APACS

Alarms

After hours security patrols including weekends and public holidays

No back to base alarm monitoring

CCTV

N/A

Lighting

Type

T5/T8 fluorescent luminaries on office tower

Fittings

Recessed fittings and louvers

Exit and emergency lights installed

Amenities

Male toilets

All levels

Female toilets

All levels

Disabled toilets

Levels ground and 1

Shower facilities

B1 male female

Bicycle Parking

35

Parking

Capacity

432 whole site

Access

Via KR4 & KR2

Maximum height clearance

2.2m

Communications

Main Distribution

100 pairs copper

Intermediate Distribution Frame

MATV

Ceilings

System

Suspended acoustic ceiling grid

Grid

395 mm x 1,196 mm

Floor-to-ceiling

Height

Slab to Slab

Fire protection

Type

Sprinkler system car park only, hydrant/hose reels and extinguishers installed on each floor

Other

Sprinkler System, Hydrant/hose reels and extinguishers installed on each floor

Hydraulic services

Trade waste for Retail Levels

N/A

Natural gas supply

N/A



To find out more about Kings Row Office Park or to arrange an inspection go to kingsrowoffices.com.au



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