



Eagle Street



EXECUTIVE SUMMARY

JLL and Savills have pleasure in offering a unique opportunity to secure prime riverfront golden triangle office space within the Brisbane CBD.

The space offers the flexibility to cater to a variety of prospective tenants with the following offerings:

- ▶ Fully refurbished high rise contiguous floor plates
- ▶ Well-appointed fitted out contiguous high rise floor plate options
- ▶ Single or part floor options

167 Eagle Street will provide up to 3,634 sqm of Prime Golden Triangle office space attractive to large multiple floor or whole floor occupiers requiring access immediately.

Owned and managed by Bramley Properties, 167 Eagle Street enjoys iconic views of the Brisbane River and Story Bridge and is one of a few riverfront locations within the Golden Triangle with such an outstanding opportunity.

Address 167 Eagle Street, Brisbane

Grade High B grade

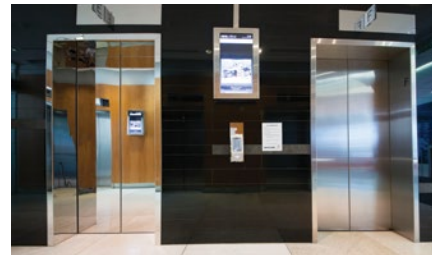
NABERS Zero Star Nabers rating

Available Net Lettable Areas of 90 – 3,634 square metres

CURRENT WHOLE FLOOR OPPORTUNITIES	
LEVEL	Area
24	592 sqm
23	609 sqm
22	608 sqm
21	609 sqm
20	608 sqm
19	608 sqm

FEATURES AND PROXIMITY

- ▶ 20 metres from the Riverside Ferry Terminal
- ▶ Eagle Street bus services at the doorstep
- ▶ Adjacent to Brisbane River Boardwalk
- ▶ Restaurants, Cafes and Bars at the base of the building
- ▶ 100 metres to the Australian Stock Exchange



LOCATION



167 *Eagle Street*

INFORMATION MEMORANDUM

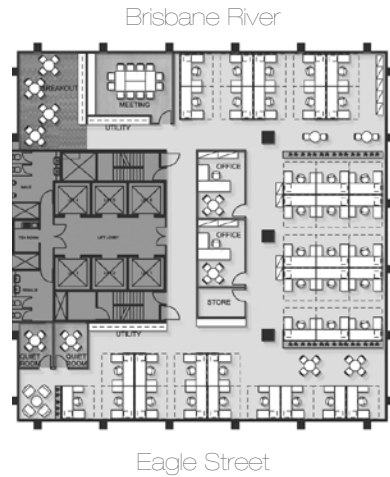


167
Eagle Street

INDICATIVE FLOOR PLANS

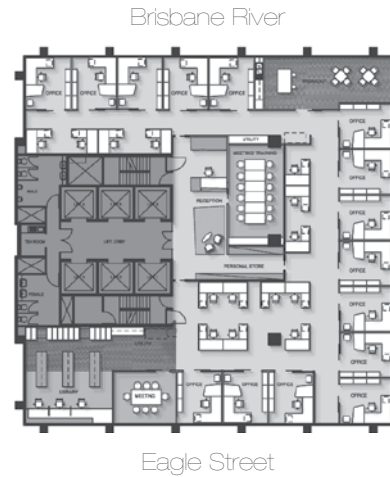
(ROLL OVER FLOOR PLANS FOR DETAILS)

Government Fitout



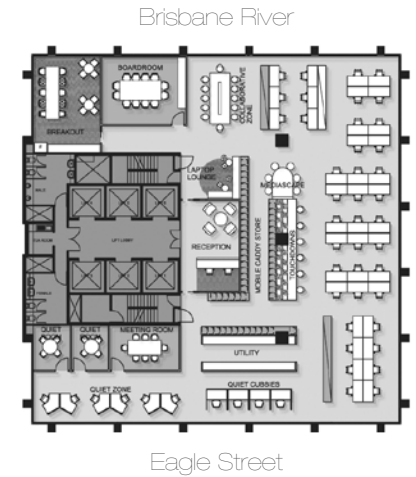
Workspace Counts	
Workstations	38
Offices	2
Meeting Room	1
Quiet Rooms	2

Law Firm Fitout



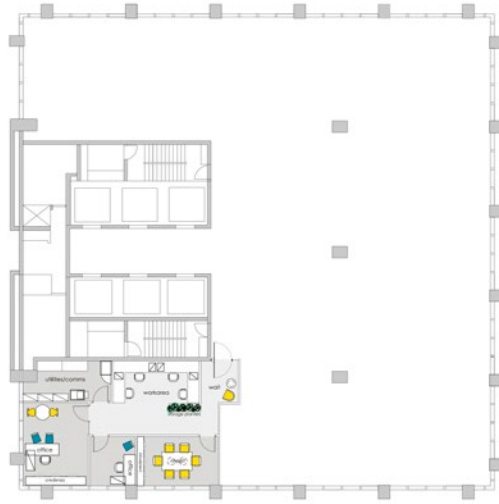
Workspace Counts	
Workstations	14
Offices	15
Boardroom	1
Meeting Room	1
Library/Reference Room	1

Activity-based
Workspace Fitout



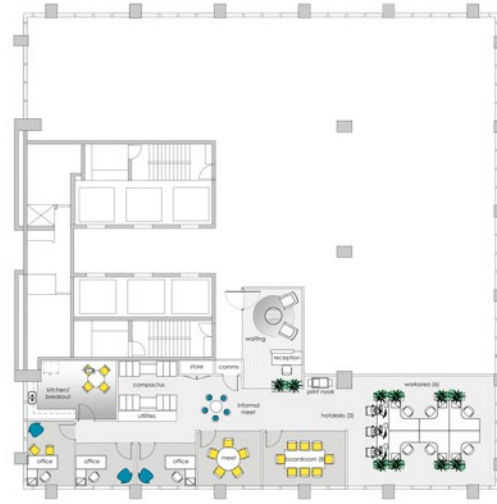
Workspace Counts	
Individual Workstations	40
Touchdown Work Points	6
Quiet Work Points	6
Quiet Cubbies	4
Laptop Lounge	1
Boardroom	1
Meeting Rooms	1
Quiet Rooms	2
Collaboration Points	1
Multimedia Hot Spots	1

INDICATIVE PART FLOOR OPTIONS



Total area Sqm 91m²
 Total number of Staff 6 Persons

Workspace Counts	
Workstations	4
Offices	2
Meeting Room	1



Total area Sqm 212m²
 Total number of Staff 13 Persons

Workspace Counts	
Workstations	6
Hotdesks	3
Reception/Waiting	1
Meeting Room	2
Offices	3



Total area Sqm 245m²
 Total number of Staff 14 Persons

Workspace Counts	
Workstations	4
Hotdesks	3
Meeting Rooms	5
Reception/Waiting	1
Offices	6

BUILDING AND MANAGEMENT FEATURES – SUMMARY

Building Features

- 24 Upper office levels of approximately 608m² NLA per floor with expansive river views
- The building has a total net lettable area of approximately 14,774 square metres
- Building consists of four basement parking levels
- Modernised lifts with destination control and basement access via goods lift
- Basement and on floor shower facilities
- Loading dock facility
- Ground floor retail areas
- An entry lobby from Eagle Street with general and express post facilities adjacent
- Rear Plaza area with entry from River boardwalk below

Management Features

- On-site local SEQ Owners and Building Management
- Manned concierge desk located within lobby
- Dedicated security personnel from 6am to 6pm with security patrols after hours



BUILDING AND MANAGEMENT FEATURES – SUMMARY

Car parking

- ▶ The basement car parking accommodates 120 secure bays over four levels.
- ▶ Ratio is 1: 124m² of NLA. Substantially better than new Brisbane City Plan allocation of 1: 200m²

Floor plate

- ▶ Side core located services and amenities core which is situated on the northern side of the building and provides efficient subdivision for multi tenancy floors.
- ▶ The rectangular shaped floor also allows for efficient work space ratios.
- ▶ Wide column free spans of space

Standby Power

- ▶ A 1500Kva generator provides 100% of the buildings light, power and air conditioning requirements.

Air conditioning

- ▶ Refurbished floors upgraded to PCA "A" Grade Standard

Naming & Signage

- ▶ Highly exposed building to Story Bridge, and Eagle Street

Natural Light

- ▶ With no building close on three sides, natural light is excellent.



REFURBISHMENT SCOPE

In addition to the outstanding ability to secure fitted out floors on a 1:12m² fitted floor ratio, 167 Eagle Street offers the end user the ability to secure highly efficient full floors on a fully refurbished open plan basis. A summary of some of the main inclusions with the base building refurbishment scope of works is as follows:

Amenities

- Refurbished male and female amenities
- Existing shower availability on floor or built to purpose

Common Lobbies

- New carpet treatment
- New wall treatments and lift indicators
- New lobby treatments
- New LED lighting

Mechanical

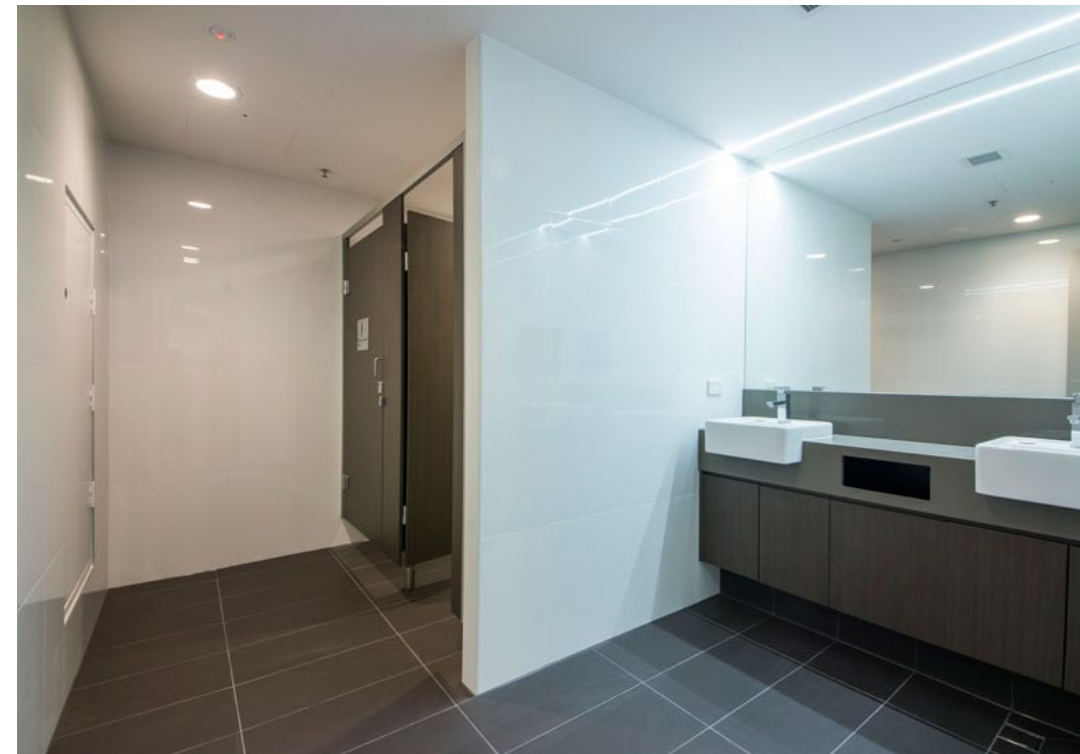
- Install new supply air registers to suit open plan layout
- Supply of all necessary components to suit system
- Provide rebalanced system post base building refurbishment

On-floor works

- Cushion backed Eco-Soft carpet tiles where required
- Paint lobby ceilings and walls, amenities and doors and tenancy perimeter walls
- Refurbished ceiling grids where required

Electrical

- Provide new cabling to suit switching zones as per section J
- Provide new (T5) troffer lights including return air slots to suit open plan layout
- Motion detectors



BUILDING SERVICES DESCRIPTION

Mechanical

Air conditioning is provided from a central chilled water system located on Level 25 with central air handlers located in plant rooms on Level 25 and in the Basement. The plant serves the low rise from Ground Floor to Level 11 and the Level 25 plant serves the high rise from Level 12 to Level 24

The system meets the requirements of PCA "A" grade office space. Three chillers serve the building. Two of the chillers provide the majority of the cooling capacity for the building while the third is a multiple compressor low load machine to provide efficient and economical after hours chilled water to the building. One of the main chillers is a new high efficiency screw machine. Cooling towers are located on the roof of the building.

There are five perimeter and two centre zones of variable air volume (VAV) control on each floor with duct work concealed in the ceiling space and four way blow diffusers on the ceiling face.

High efficiency air filters are fitted to the air handling plant. The design allowances for the plant are:

- ▶ Room design temperature is 24°C with an average humidity of 50% when the ambient temperature is 32°Cdb and 25°wb, which are standard design conditions for Brisbane,
- ▶ Population density allowance is 10m²/person
- ▶ Outside air introduction is 7.51/s/person, which conforms to AS1668 when high efficiency filters are fitted,
- ▶ Lighting allowance is 15W/m² and
- ▶ Internal power allowance is 15W/m².



BUILDING SERVICES DESCRIPTION

A condenser water loop is provided to allow tenants to connect supplementary air conditioning plant to the capacity of 18kW/floor. The control of temperature and other building functions is provided by a state of the art building management system.

After hours air conditioning is controlled via the building management system with remote dial in facilities. Other systems include mechanical ventilation required by statute.

Electrical Services

Lighting is provided by recessed fluorescent fitting providing a minimum of 320lux at the desktop or 700mm above the floor. The luminaries are fitted with prismatic diffusers suitable for screen based tasks.

Emergency exit lighting is provided in accordance with the Building Code of Australia and AS2293. The luminaries' are single point devices that can be easily relocated and added to without concern for battery capacity. A distribution board fitted with three tenancy meters is provided on each floor with adequate spare poles for power distribution to the tenancies.

There is 100Amps available at each distribution board.

Skirting ducts are provided around the perimeter wall for power and data reticulation. The duct provides three channels and is 150mm high.

100% standby emergency power is provided from a diesel generator located in the Basement.

Security

Security/access control is provided are at the following locations:

- ▶ Perimeter access doors,
- ▶ Each lift car, and
- ▶ Car park entry gates.

The system is capable of expansion to tenancy perimeter doors if required.

BUILDING SERVICES DESCRIPTION

Fire Services

Fire and life safety features include;

- ▶ Automatic sprinklers designed to AS2118 light hazard occupancy
- ▶ Automatic smoke detectors
- ▶ Emergency warning intercom system
- ▶ Stairwell pressurisation with lobby relief
- ▶ Fire extinguishers and
- ▶ Hydrants and hose reels on each level.

Lift Services

There are six lifts servicing the building with two of them also serving the basement car park. The lifts that access the car park are also the goods lifts to be used during tenancy fit outs.

Lift performance meets the criteria of a PCA "Premium" Grade building having recently been modernised with new lift controls, interiors, regenerative drives and destination control. 167 Eagle Street is the first existing Brisbane CBD office building to be retrofitted with this technology.

Hydraulic Services

Hydraulic services include;

- ▶ Hot and cold water supply to amenities on each level. The central hot water system is a reticulated system using four electric heated tanks on Level 25,
- ▶ Connection to Council sewer,
- ▶ Wet stacks are available on each floor for tenants to connect additional wet areas to.



OWNER'S BACKGROUND

167 Eagle Street Proudly Owned and Managed by Bramley Properties

Bramley Properties is a local privately owned south east Queensland property investor with a significant portfolio of commercial, retail and industrial holdings.

Bramley's property portfolio under management currently exceeds \$250m.

Tenants of 167 Eagle Street enjoy the benefit of on-site building management ensuring prompt service delivery and local decision makers with intimate knowledge of the asset.

Bramley Properties look forward to meeting with you in person to discuss this unique Eagle Street riverside leasing opportunity.



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