BRISBANE'S MOST MAGNETIC BUSINESS ADDRESS

100 SKYRING

AT GASWORKS

savills

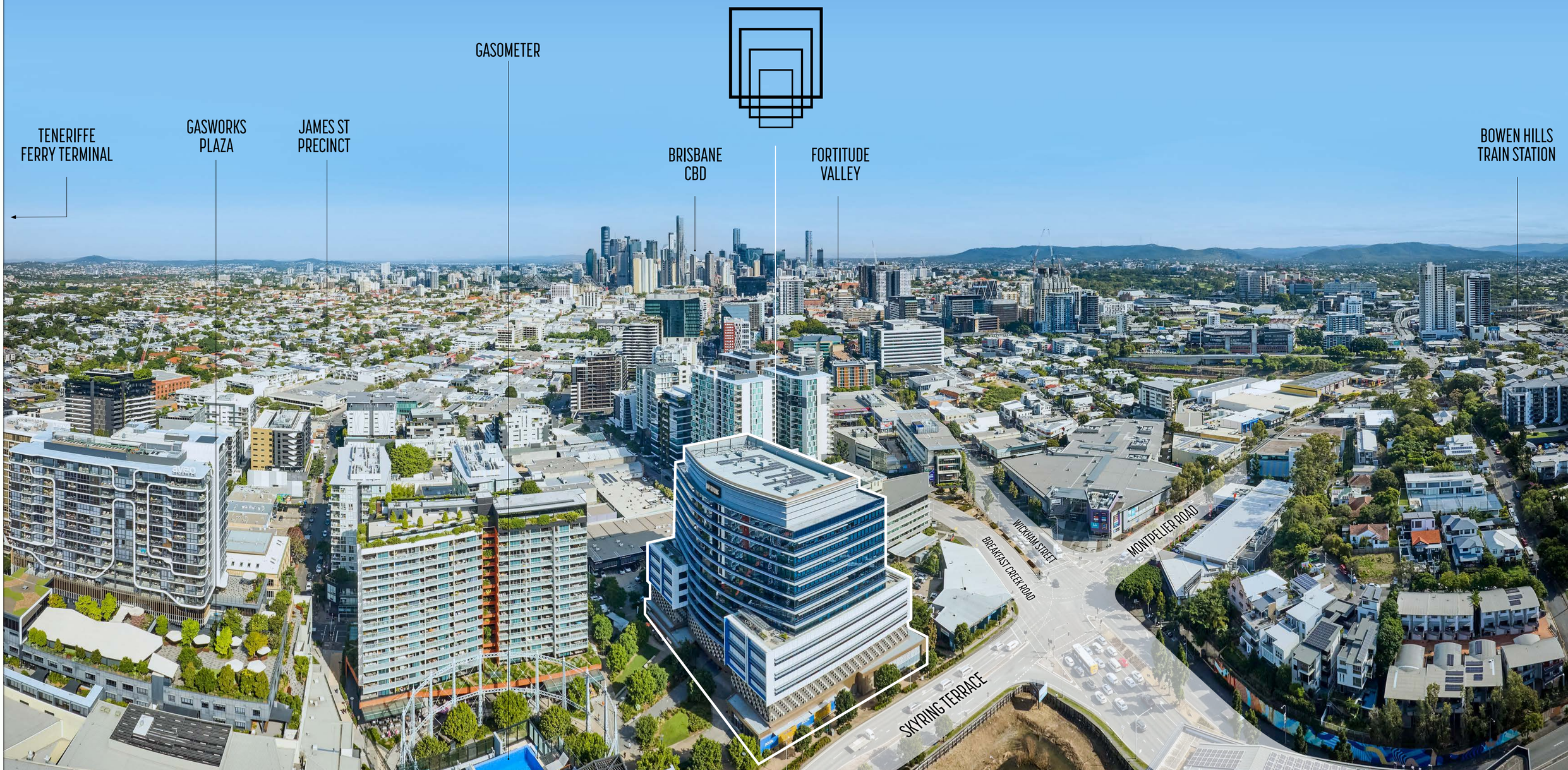
Colliers

GROWTHPOINT
PROPERTIES AUSTRALIA

There’s an undeniable magnetism to Newstead. 100 Skyring Terrace reveals an enviable and elevated address in the heart of the Gasworks precinct. With sweeping 360-degree views, this A-grade office perfectly blends the comforts and convenience of a contemporary workplace.
From your Monday morning latte to Friday knock-off drinks, it’s a neighbourhood that hums at every hour.

Move in and feel the pull of 100 Skyring.

SO PERFECTLY POSITIONED, YOU'LL NEVER WANT TO LEAVE



THE SKY'S THE LIMIT

Premium A-Grade office, in the heart of Newstead's Gasworks precinct

Sweeping 360° views

Up to 8,440sqm of contiguous fitted space, available February 2027

Large, light-filled, flexible floorplates with opportunity for contiguous floors

Door-to-door shuttle from Bowen Hills Station, exclusive to tenants

Newly refurbished End of Trip facilities

Ground Floor Restaurant, Gas Hound Bar & Kitchen

6 Star NABERS Energy and 4.5 Star NABERS Water

Secure on-site bike and car parking

Surrounded by Newstead's signature lifestyle offering

City-style arrival experience with a dedicated building concierge

Prominent signage rights available with strong visibility

100% GREENER, SMARTER, CLEANER

6 Star NABERS Energy

4.5 Star NABERS Water

6 Star NABERS Indoor Environment

100% Green Power sourced for base building services

54kWp solar array now energised

85/100 GRESB Score for 2025

3 Star Green Star Performance rating

Corporate Net Zero Target achieved from July 2025

A benchmark in environmental performance.

100 Skyring is backed by a 6 Star NABERS Energy rating and 4.5 NABERS Water rating. Every element has been thoughtfully designed to reduce our environmental footprint, while ensuring a comfortable, productive workspace.

Growthpoint is proudly committed to reducing our environmental impact and creating greener spaces our clients can feel good about.

Read the Growthpoint Sustainability Report here.

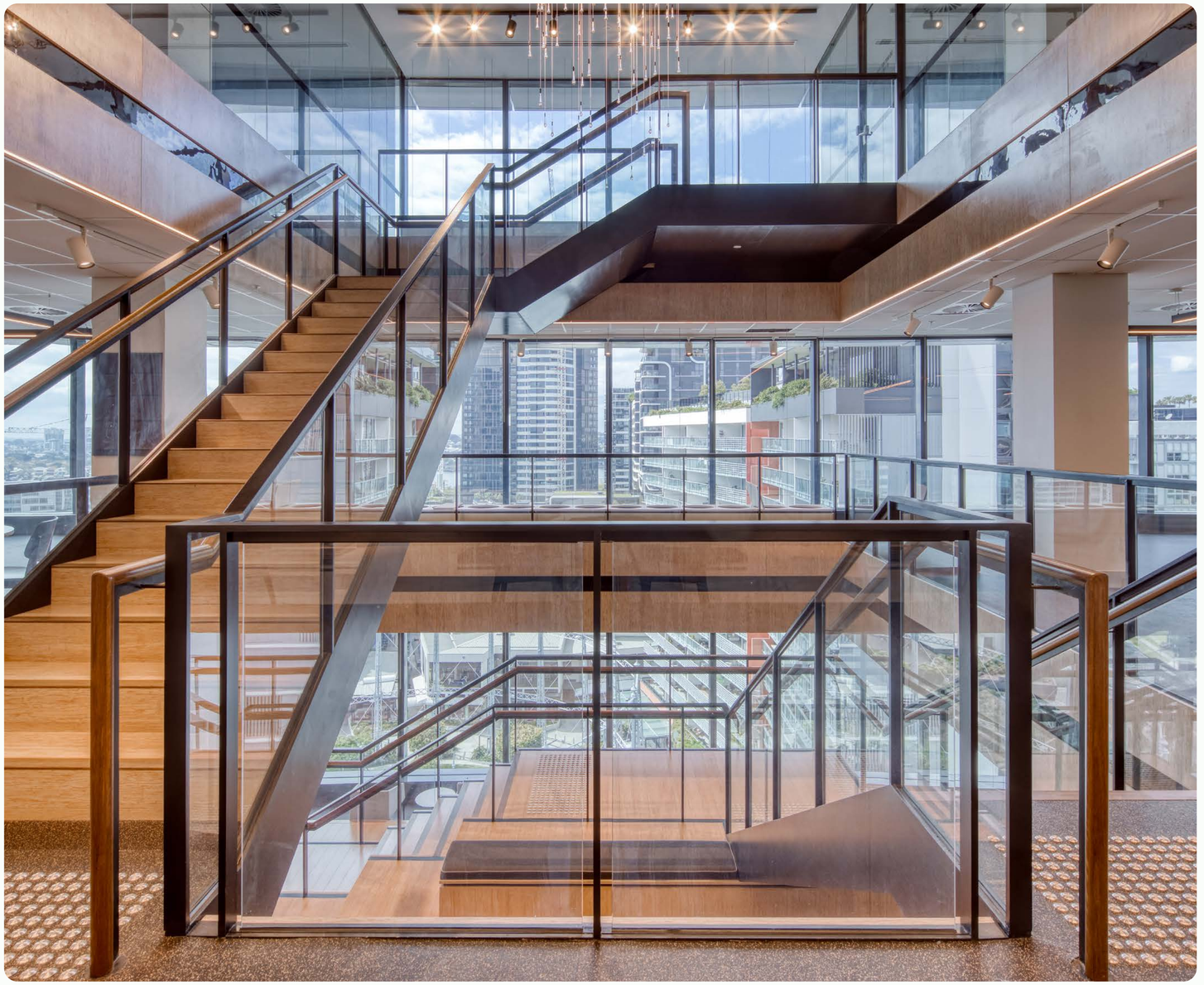
SUSTAINABILITY REPORT

A CITY-STYLE ARRIVAL EXPERIENCE

Step into a light filled lobby that sets the tone for the day ahead.

With soaring ceilings, refined finishes and a dedicated concierge, the arrival experience is effortlessly impressive.

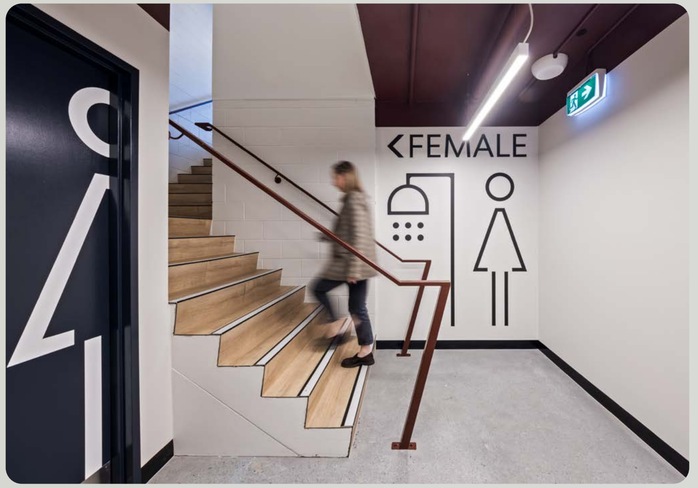
THE MAGNETIC WORKPLACE



Bathed in natural light and revealing fantastic city views, 100 Skyring is made for today's new ways of work.

Every convenience has been considered. From secure parking and dedicated shuttle service to a brand new end-of-trip experience and activated lobby and retail hub. It embodies day-to-day ease. Inside, generously sized floorplates cater to established or growing business with high-quality finishes throughout.

YOUR SOPHISTICATED URBAN RETREAT



A suite of luxurious end-of-trip facilities elevate your everyday commute.

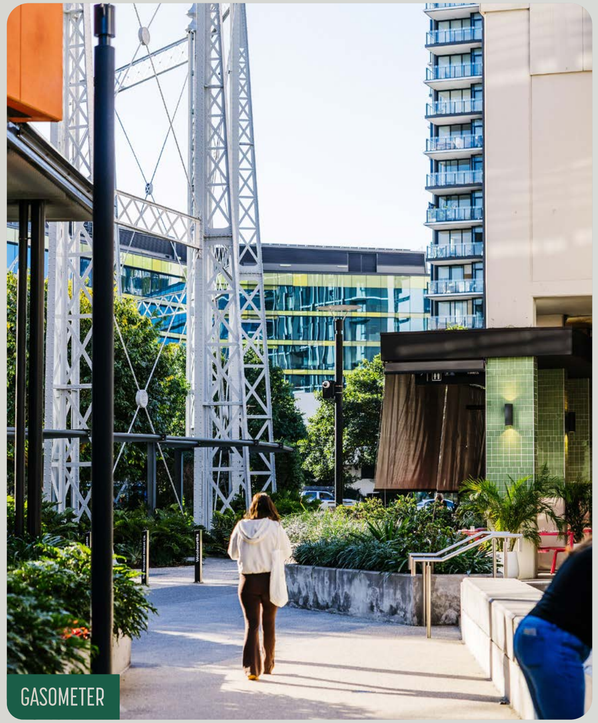
With design-led showers, towel service and change rooms, it's never been easier to cycle, run or walk to work.

*All Images Artist Impression

100 SKYRING

RISE BAKERY

BOTANY RESTAURANT & BAR



GASOMETER

BRISBANE'S LEADING MIXED-USE PRECINCT

Be at the centre of it all.

100 Skyring enjoys pride of place within the redeveloped Gasworks precinct, a key destination for retail and dining. Less than 4km from the CBD, it's a short 10-minute stroll to trendy James Street and the riverside foreshore at Teneriffe. This is an area rich in history and community, bounded by Brisbane's best.

WORK / LIFE ELEVATED

MORNING MATCHA, SUNSET SPRITZ

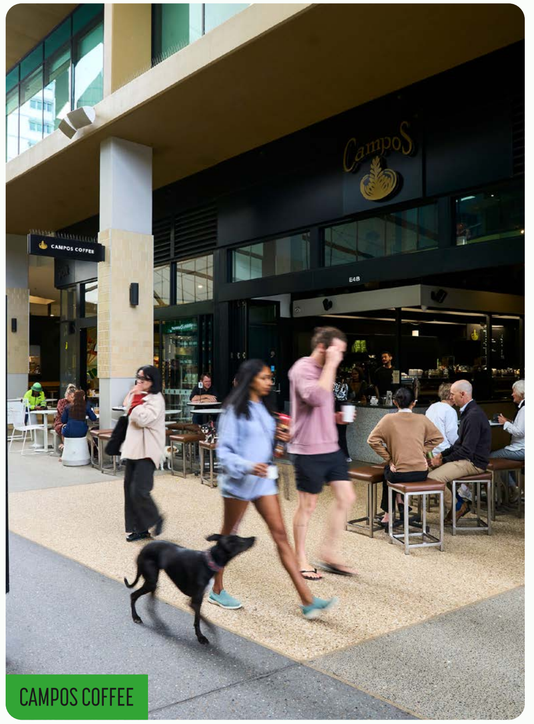
Eat, drink and play in one of Brisbane's most vibrant neighbourhoods.

Foodie hotspots like E'cco Bistro, Bosco and Nonda are serving sleek and sophisticated dining, while a ground-floor restaurant, Gas Hound Bar & Kitchen caters to client meetings or a leisurely lunch. Grab coffee at Campos, Toby's Estate or Yolk then end the day at Working Title Brew Co. Keen for a midday sweat? Get active at TotalFusion, Function Well or First Light wellness centres.

A full-line Woolworths supermarket on-site also caters for those budget friendly grab and go lunches, mid-afternoon snack runs or picking up groceries on the way home.

WORKING TITLE BREW CO.

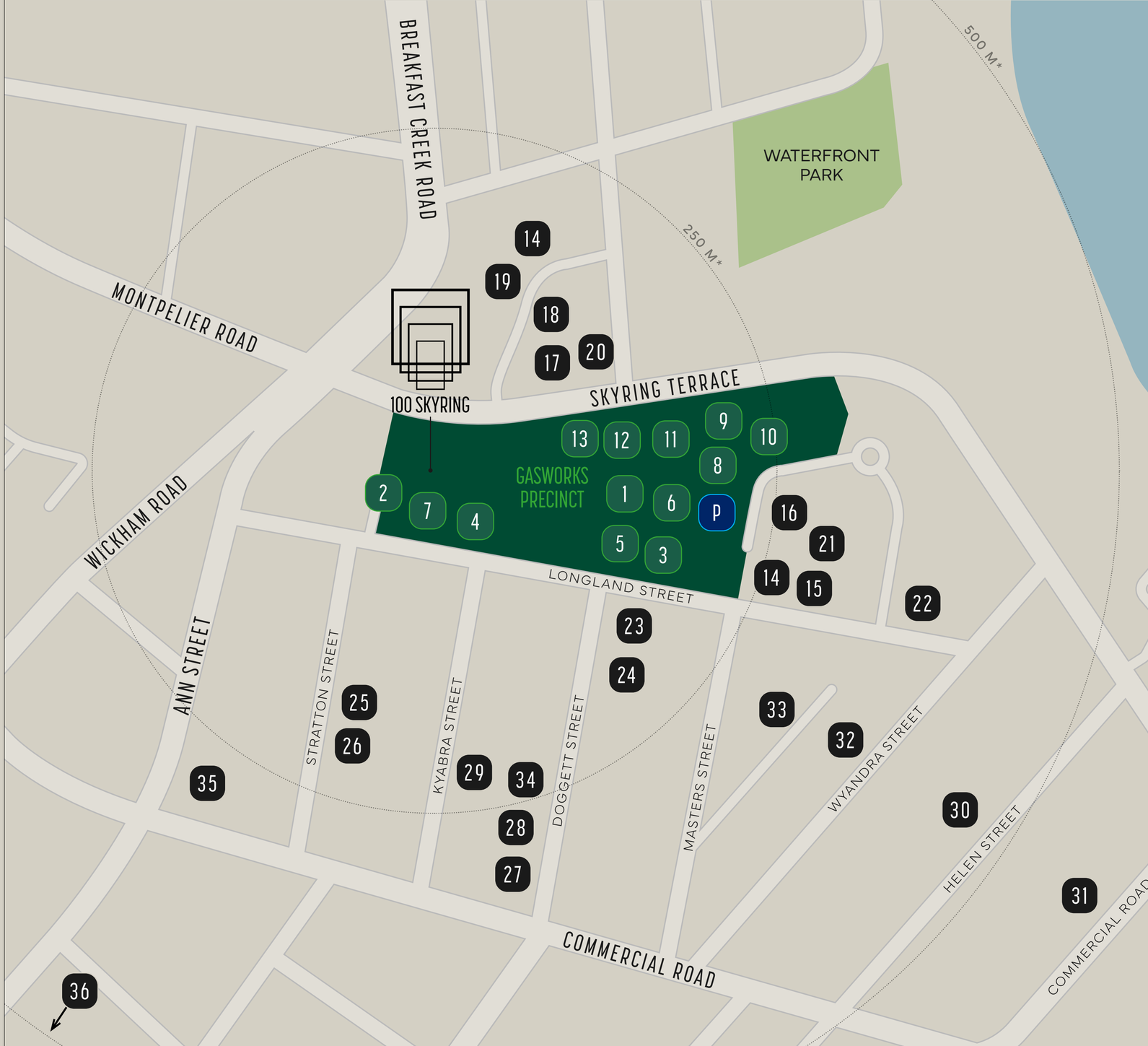
EVRA



CAMPOS COFFEE

MILKY LANE

AN ICONIC DESTINATION FOR WINING, DINING AND WELLNESS



Gasworks Precinct

1. Gasworks Plaza
2. Gas Hound Bar & Kitchen
3. Woolworths Newstead
4. Milky Lane Newstead
5. Campos Coffee - Gasworks
6. Quench Juice Bar
7. Smokey Moo
8. Fishbowl
9. Motto Motto
10. Ping Pong
11. Kosta's Takeaway
12. Sunnyside Sliced
13. Yolk
14. Evra Restaurant & Bar
15. Evra Marketplace
16. TotalFusion Platinum Newstead
17. Duckfat
18. Hank's
19. Som Saa Wok & Grill
20. Betty's Burgers
21. Baker D.Chirico Brisbane
22. Ruby, My Dear
23. Toby's Estate
24. Working Title Brew Co.
25. The Triffid
26. Stratton Bar and Kitchen
27. Mrs Browns's Bar & Kitchen
28. Niky
29. Santorini Restaurant Bar
30. Green Beacon Brewing Co
31. Henley's
32. Wild Legs Wine Room
33. Newstead Social
34. Salt Coffee Roasters
35. Waterloo Hotel
36. TH7 Labs

SMOOTH COMMUTES

BOWEN HILLS TRAIN STATION

100 Skyring offers excellent connectivity with direct links to train and bus routes for a seamless journey in.

You'll be footsteps from Bowen Hills and Fortitude Valley stations, while the City Glider Bus delivers you effortlessly into the CBD. Prefer to drive in? You'll find secure, on-site parking upon arrival.

100 SKYRING

EXCLUSIVE TENANT SHUTTLE 4 MINUTES

BUS ROUTE 60

Skyring Terrace / Cunningham Street 200m*

3 MIN

Ann & James Street Fortitude Valley

12 MIN

Adelaide & Albert Street Brisbane CBD

TRAIN

Bowen Hills Train Station 600m*

2 MIN

Fortitude Valley Train Station

5 MIN

Central Train Station

CAR

100 Skyring Onsite Car Park

3 MIN

James Street Fortitude Valley

7 MIN

Ann & Edward Street Brisbane CBD

FERRY

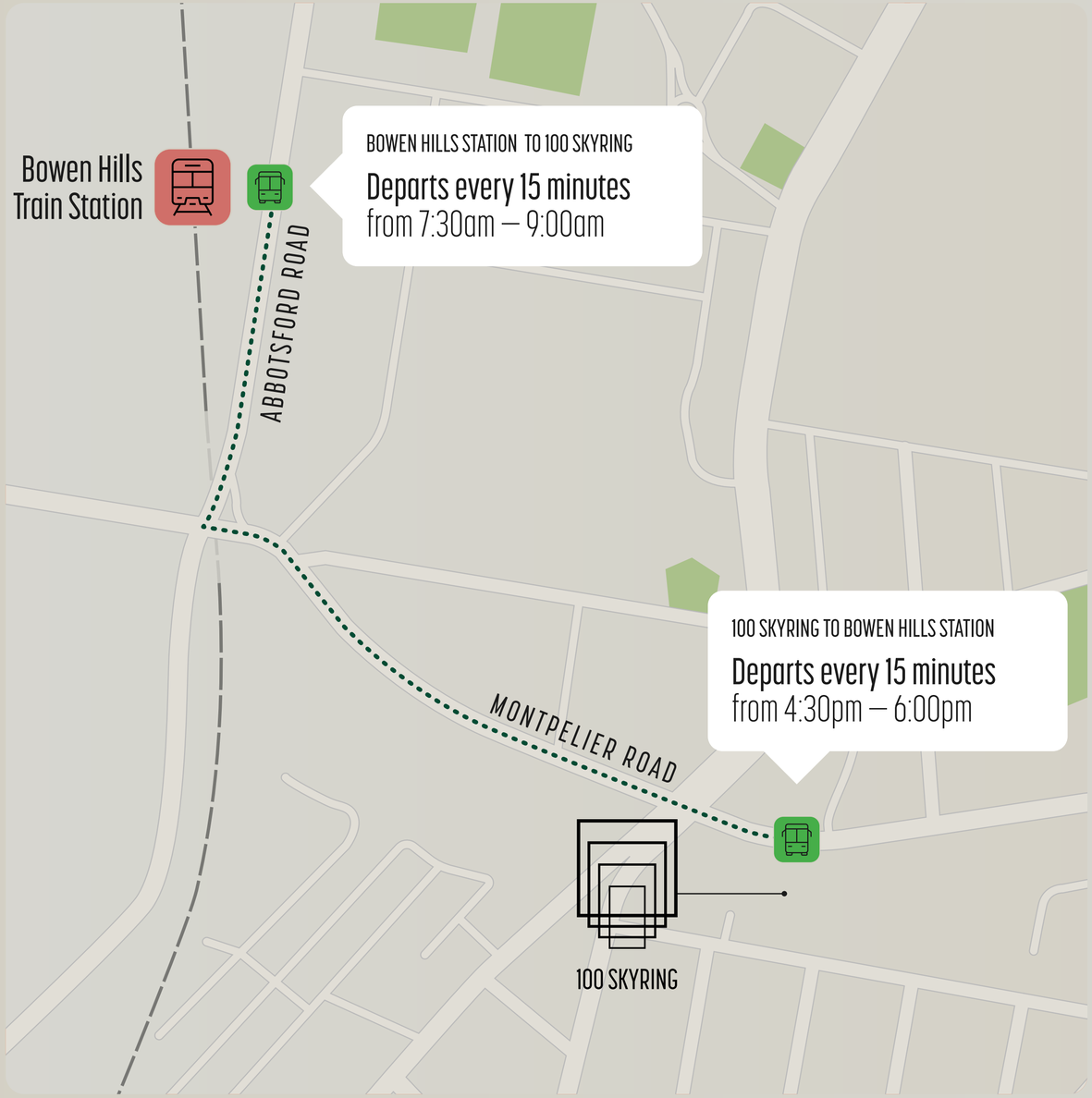
Teneriffe Ferry Terminal 650m*

5 MIN

Bulimba Ferry Terminal

32 MIN

Riverside CBD Ferry Terminal



CURATED CONVENIENCE

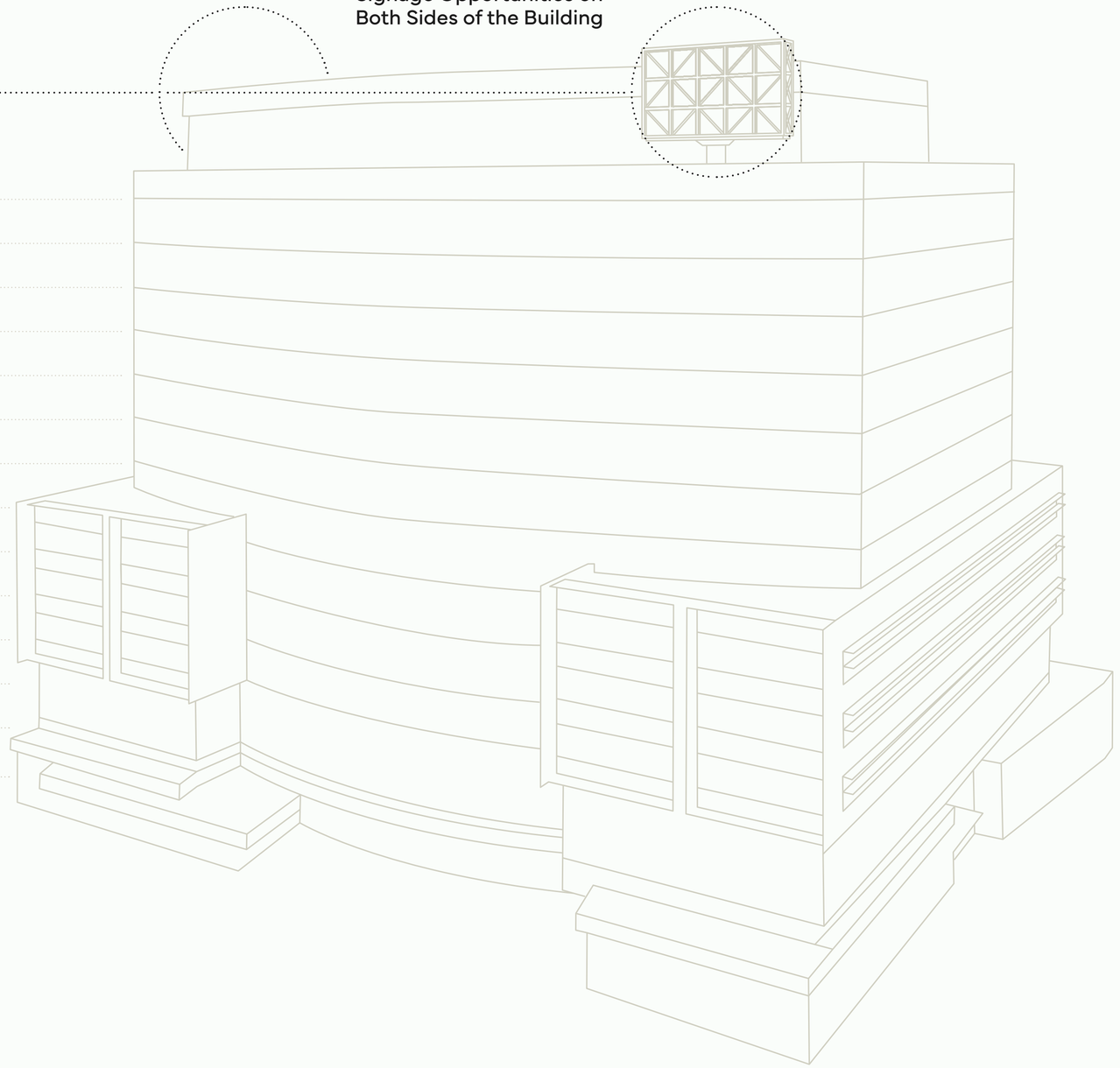
GROWTHPOINT SHUTTLE BUS

A dedicated shuttle bus service is available exclusively to 100 Skyring Terrace tenants.

Offering easy connection to Bowen Hills Station. Your trip into the office has never been easier.

Signage Rights Available

Signage Opportunities on
Both Sides of the Building



LVL	Availability
Level 12	LEASED
Level 11	LEASED
Level 10	Est. 915 sqm
Level 9	1,407 sqm
Level 8	LEASED
Level 7	LEASED
Level 6	LEASED
Level 5	2,793 sqm
Level 4	2,793 sqm
Level 3	2,854sqm
Level 2	LEASED
Level 1	LEASED
Ground	LEASED

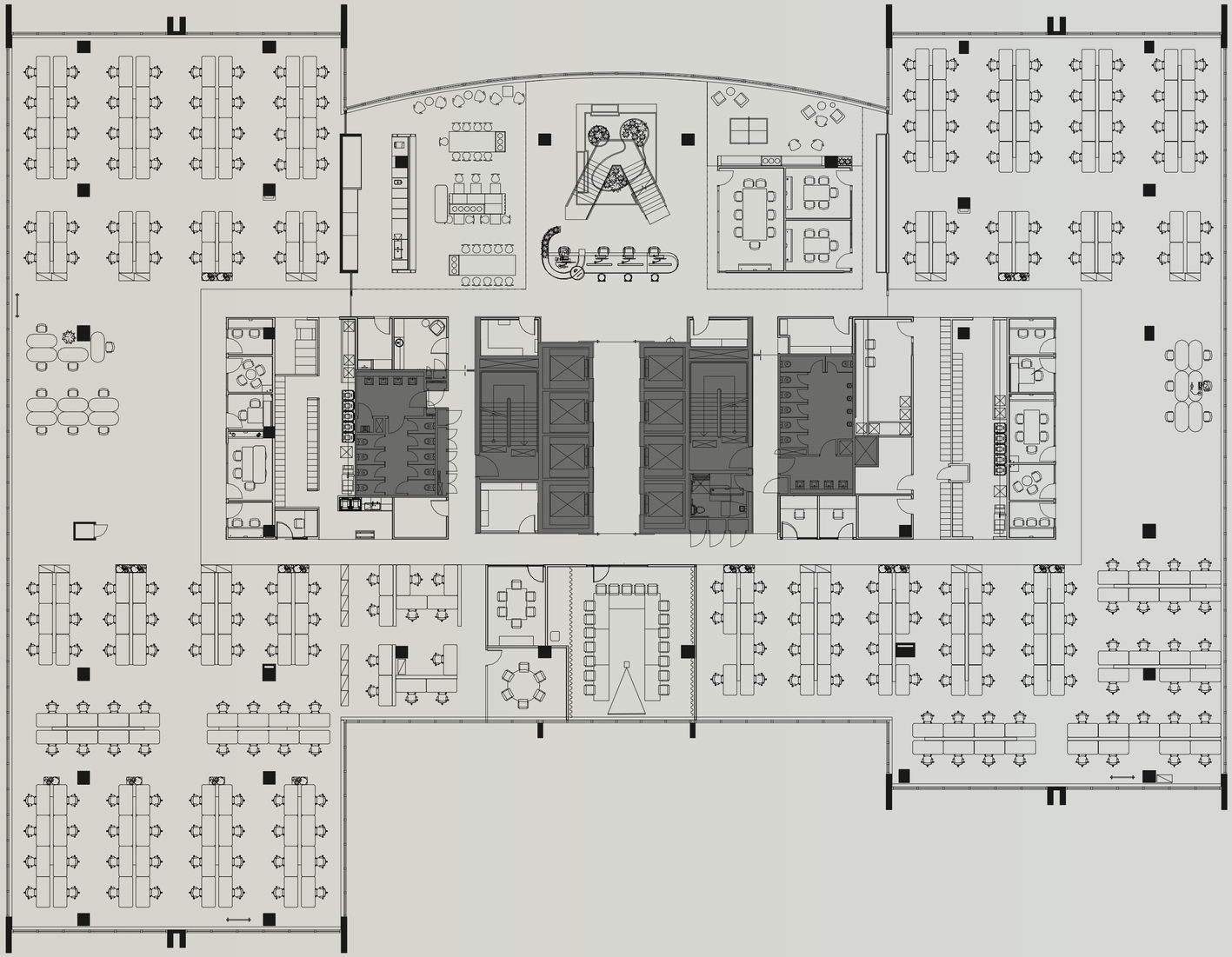
Car Parking Ratio 1:120 sqm

STACKPLAN

Total Contiguous Space
8,440 sqm

LEVEL 3

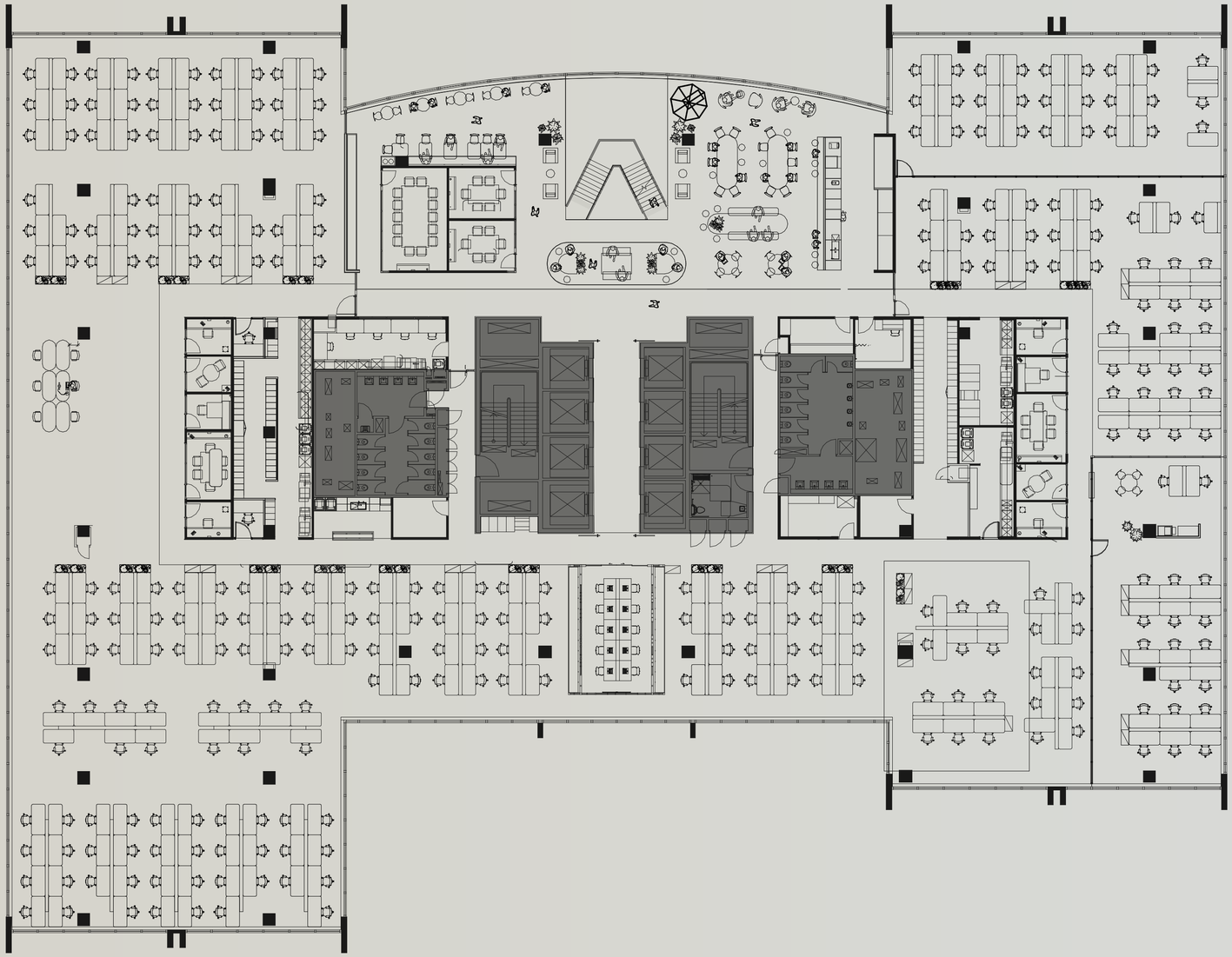
2,854sqm



Workstations	250
Reception	1
4-5 Pax Meeting Rooms	5
Parent Room/Prayer Room	1
10 Pax Meeting Room	1
19 Pax Board Room	1
Kitchen Breakout	1
Comms	2
Utilities	2
Store Rooms	7
Focus Rooms/Zoom Rooms	11

LEVEL 4

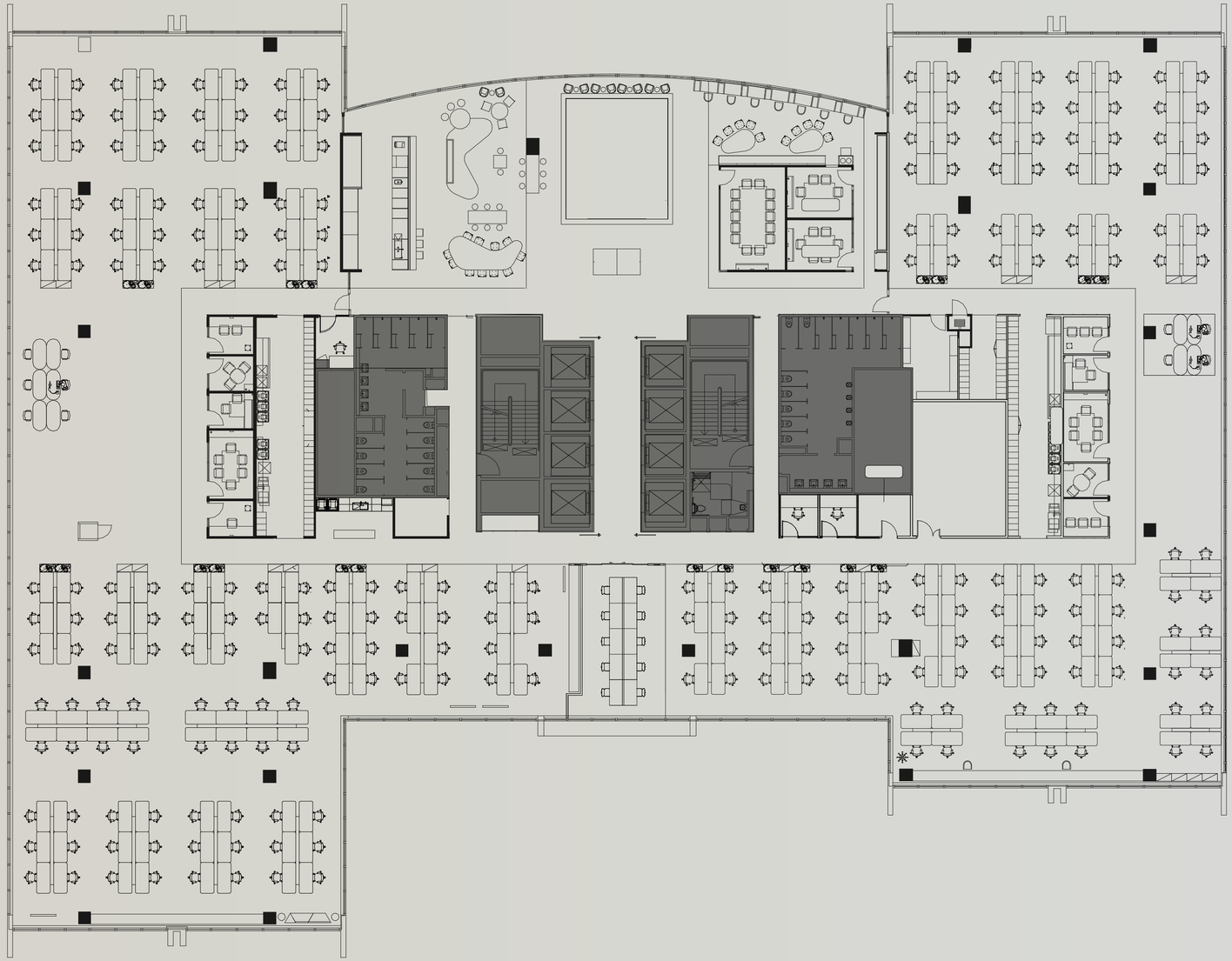
2,793 sqm



Workstations	292
10 Pax Project Office	1
2-6 Pax Meeting Rooms	6
14 Pax Boardroom	1
Focus/Zoom Rooms	8
Store Rooms	3
Utilities	3
Comms Room	1
Security Office	1
Kitchen Breakout + Teapoint	1

LEVEL 5

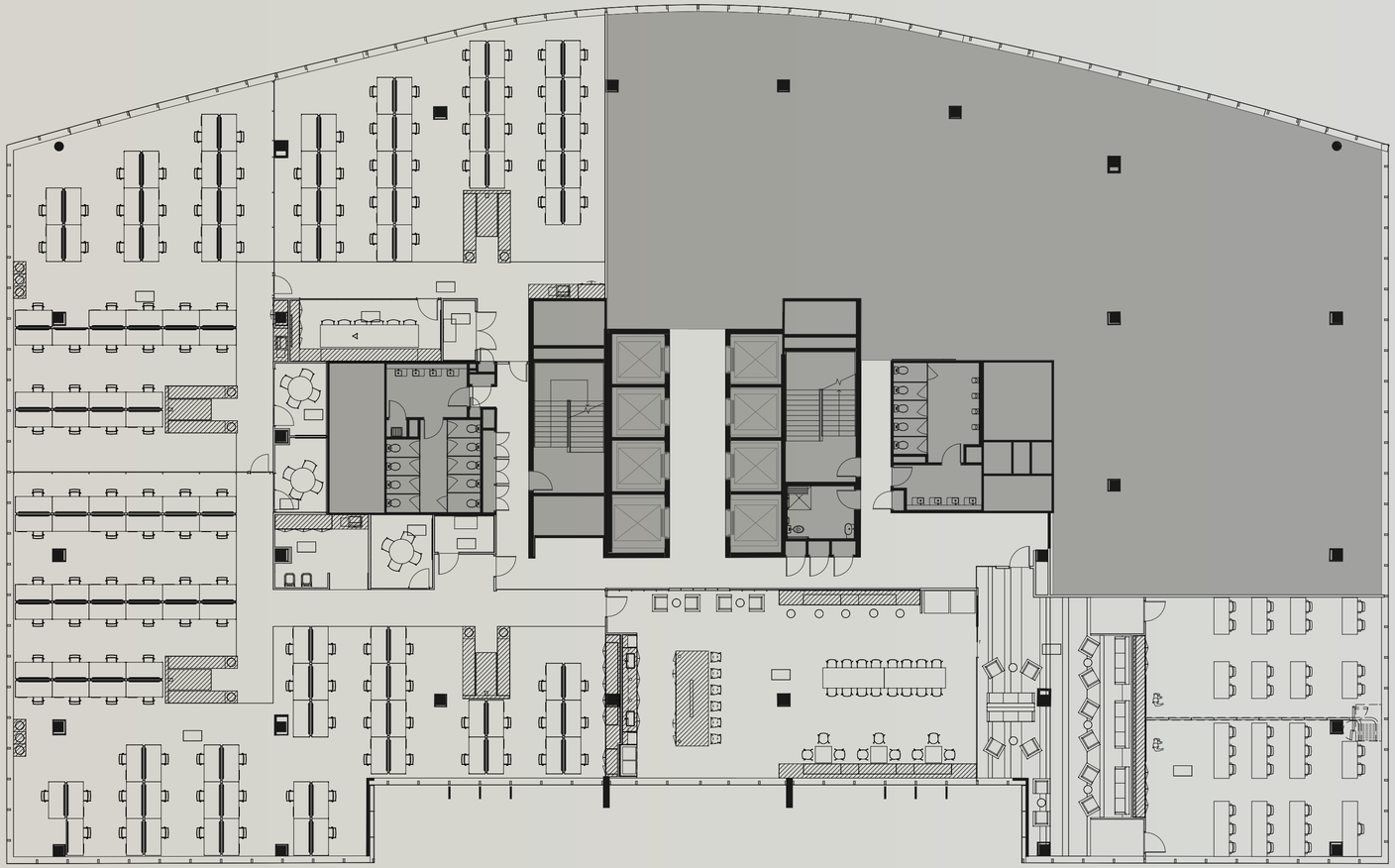
2,793 sqm



Workstations	248
2-6 Pax Meeting Rooms	8
Focus/Zoom Rooms	7
14 Pax Boardroom	1
10 Pax Secure Project Room	1
Store Room	2
Utilities	2
Comms Room	1
Kitchen Breakout And Tea Point	1

LEVEL 9

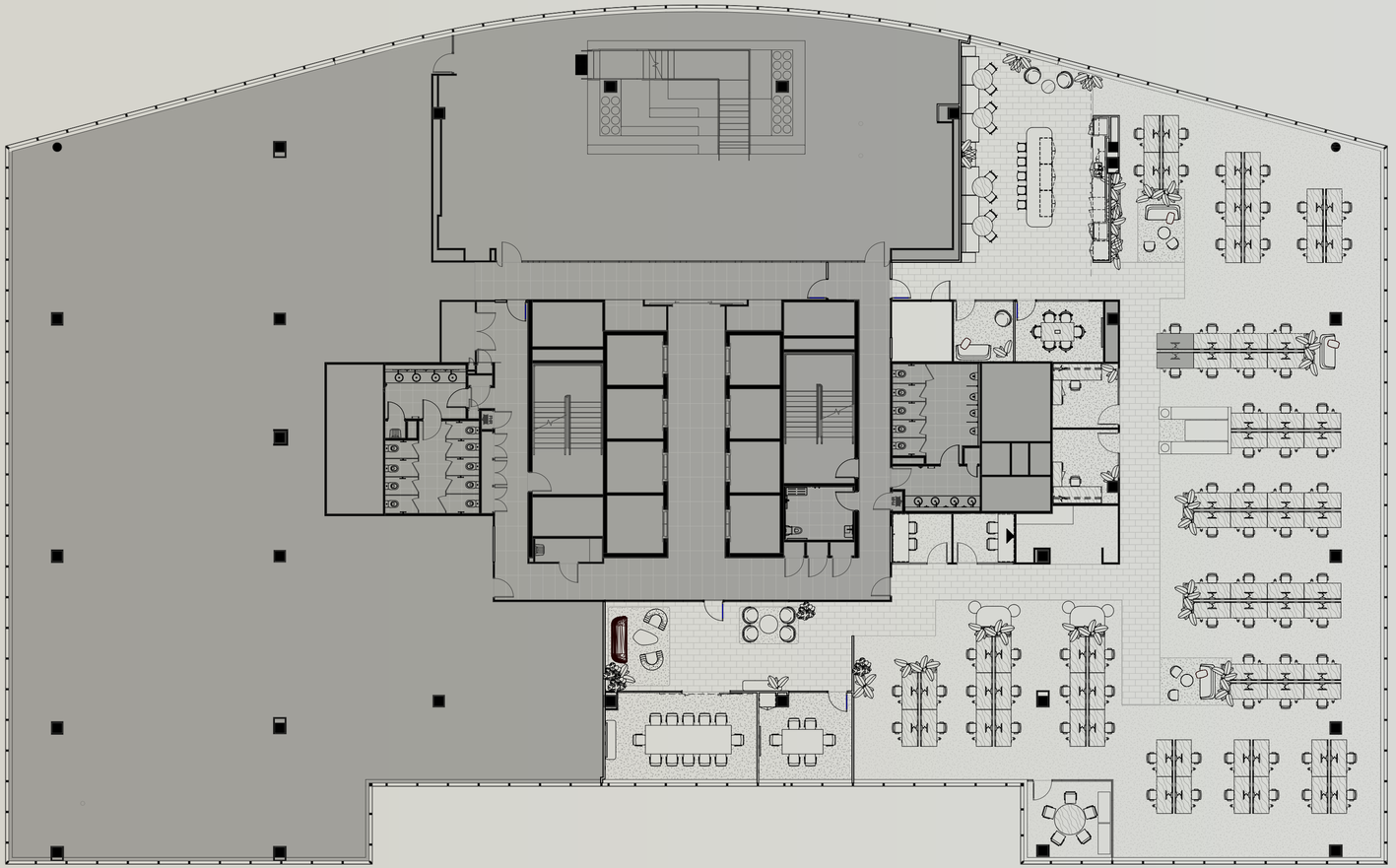
1,407 sqm



Workstations	144
2-6 Pax Meeting Rooms	4
Utilities	1
Comms Room	2
Kitchen Breakout And Tea Point	1
36 Pax Training Room	1

LEVEL 10

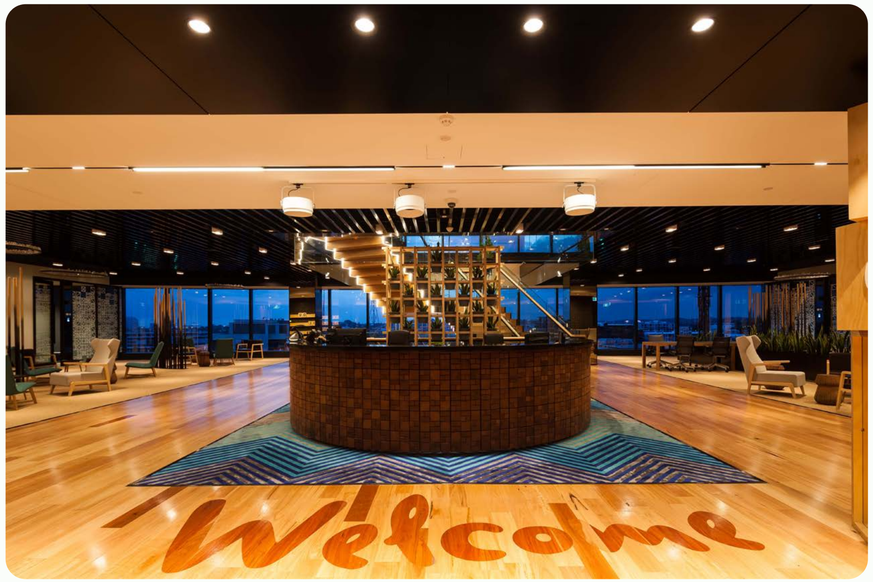
Est. 915 sqm

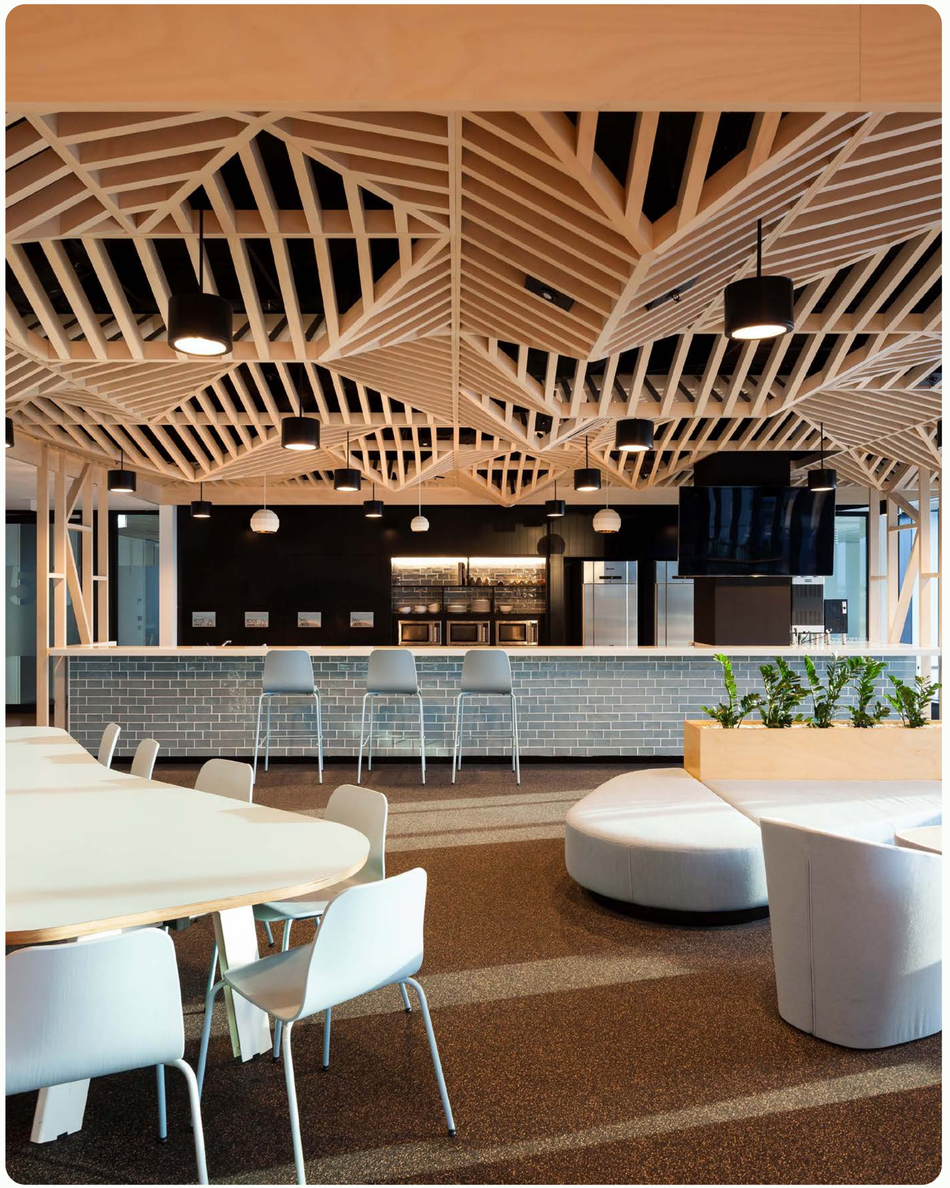


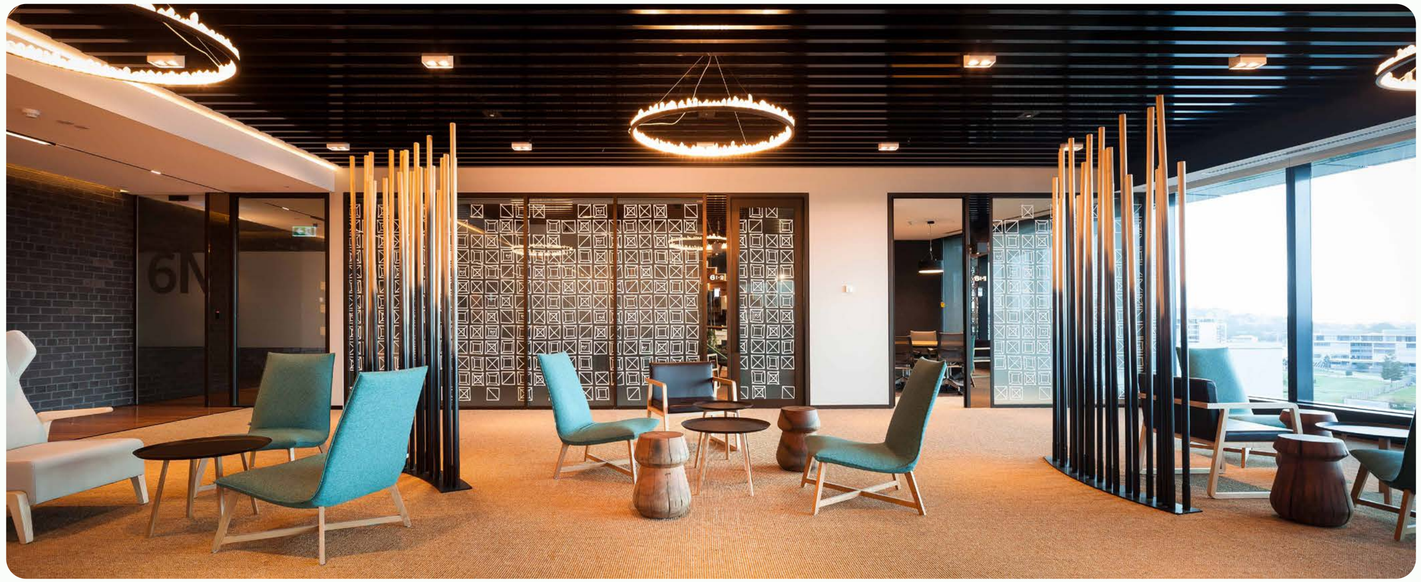
Workstations	78
Reception	1
5P Meeting Room	1
6P Meeting Room	2
12P Boardroom	1
Office	2
Quiet Room	1
Wellness Room	1
Kitchen Breakout And Tea Point	1
Utilities	1
Comms Room	1

FIT OUT

Levels 3-5

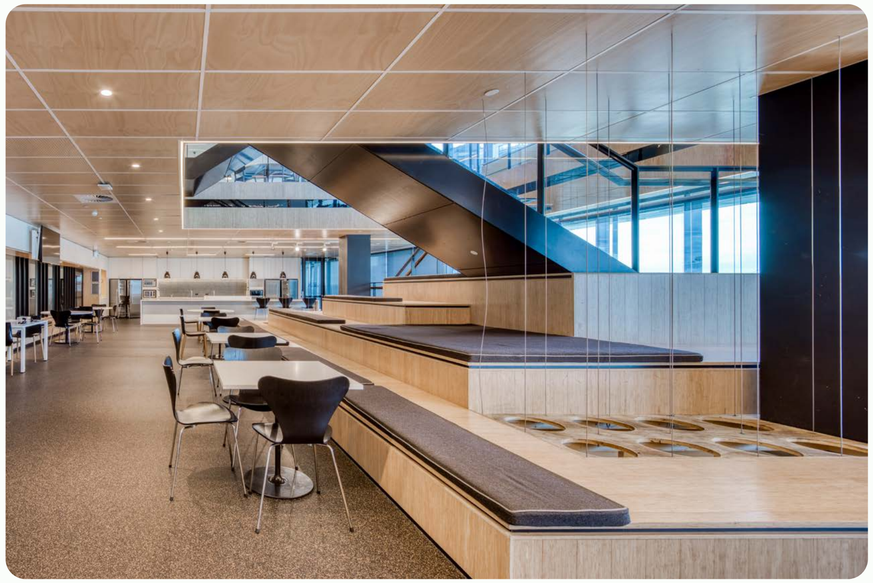


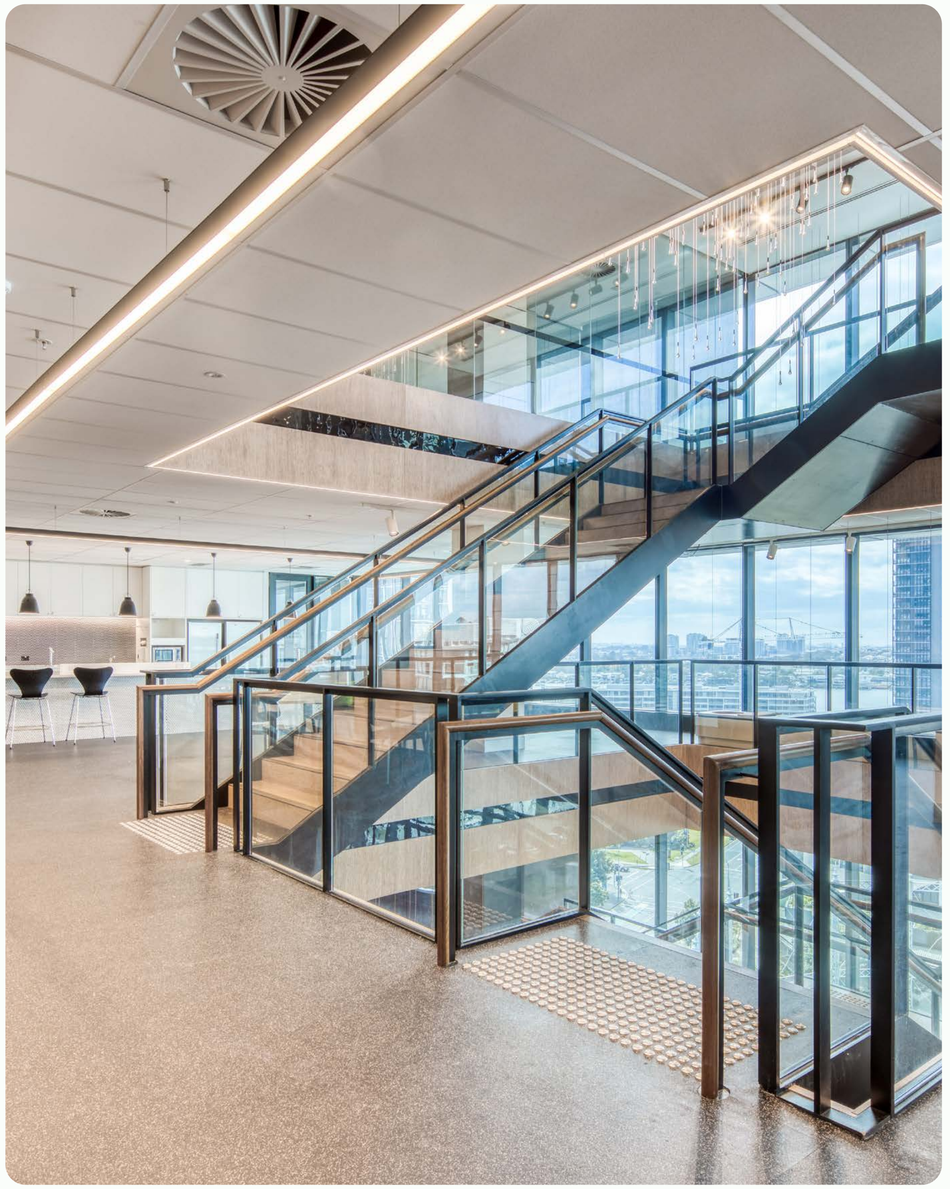


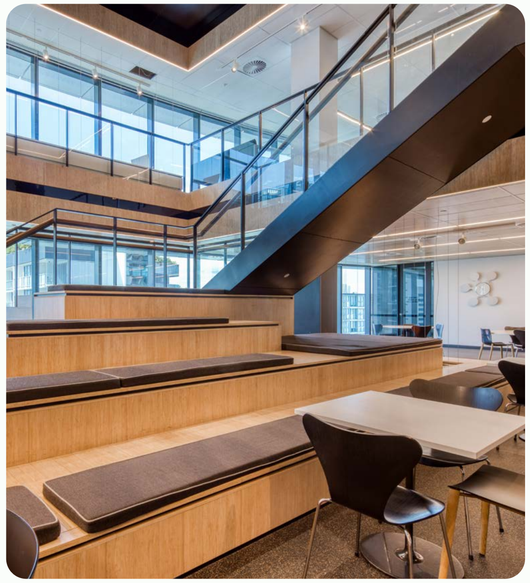


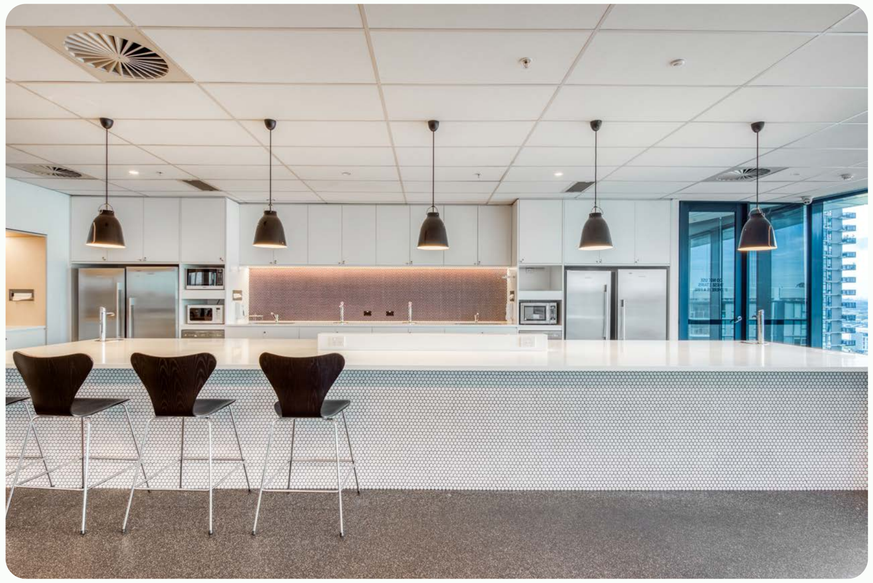
FIT OUT

Levels 9-11









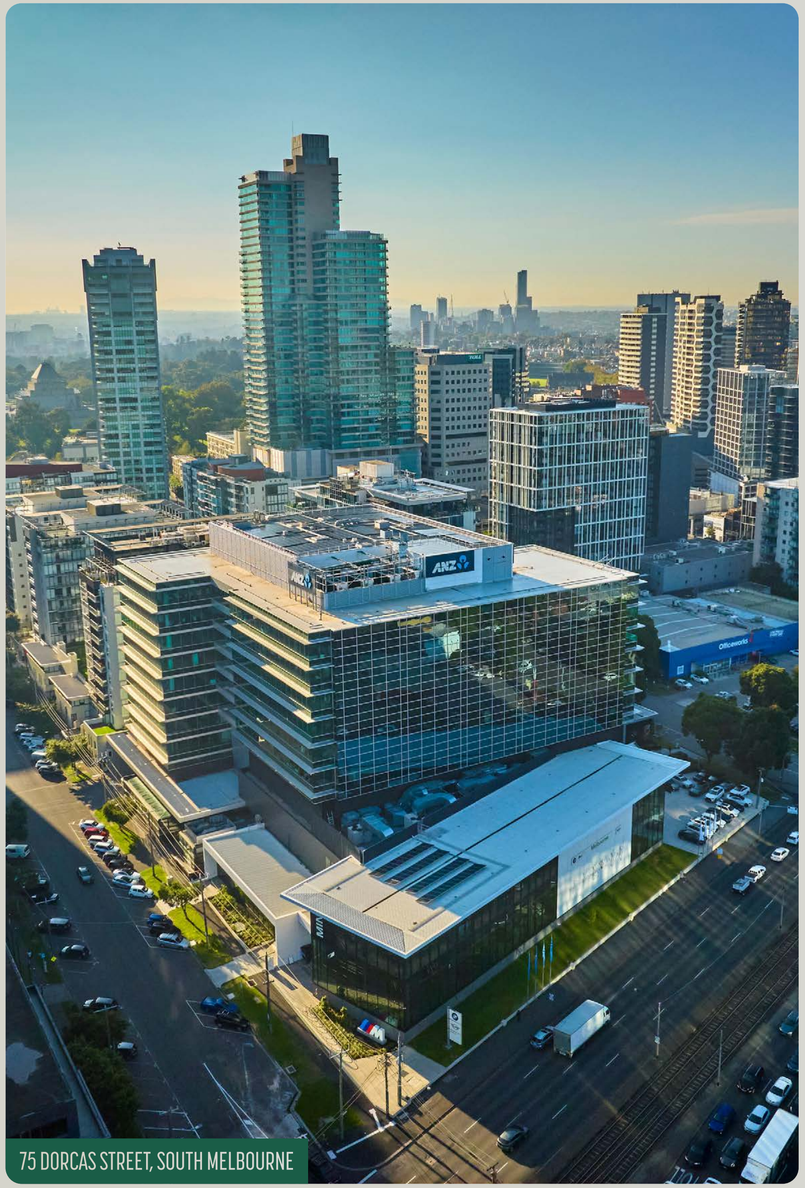
CREATING VALUE BEYOND REAL ESTATE

Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

Since 2009, we've been investing in high-quality Australian real estate. We directly own a portfolio of high-quality, modern office and industrial properties, and manage a portfolio of office, industrial and logistics, and retail and mixed-use assets for third-party wholesale syndicates and institutional investors through our funds management business.

We are an internally managed real estate investment trust (REIT), with a focused, passionate and agile team committed to delivering results together. We are dedicated to genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner.

We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly managed, operationally controlled office assets and corporate activities.



75 DORCAS STREET, SOUTH MELBOURNE

2 CONSTITUTION AVENUE, CANBERRA

100 MELBOURNE STREET, SOUTH BRISBANE

100 SKYRING

AT GASWORKS

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Creative by Nose to Tail

GROWTHPOINT PROPERTIES AUSTRALIA