



FIFTEEN GREEN SQUARE

FORTITUDE VALLEY

OFFICE SPACES FOR LEASE

GROWTH-POINT
PROPERTIES AUSTRALIA





The Commercial *Anchor* of Green Square



Positioned in the heart of Green Square, this A-Grade office offers exceptional accessibility, seamless connectivity, and secure on-site parking.

From morning coffee runs to effortless client lunches, 15 Green Square Close offers unrivalled access to the Valley's premier dining, entertainment and lifestyle amenity across the King St and James St precincts.

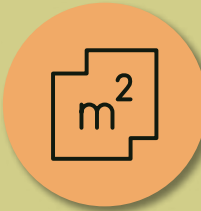




A Smarter Valley Address



READY-TO-OCCUPY,
HIGH-QUALITY FIT
OUTS



UP TO 4,443 SQM OF
CONTIGUOUS FITTED
SPACE AVAILABLE
JULY 2027 OVER 3
FLOORS



SECURE, THREE-
LEVEL BASEMENT
PARKING



750M TO EXHIBITION
STATION (CROSS
RIVER RAIL)



5.5 STAR NABERS
ENERGY RATING



IMMEDIATE ACCESS
TO CAFES, DINING,
SUPERMARKETS &
DAILY ESSENTIALS



CLOSE PROXIMITY
TO BRISBANE CBD,
2KM



3-MINUTE WALK TO
FORTITUDE VALLEY
TRAIN STATION



10-MINUTE WALK TO
JAMES ST PRECINCT



4-MINUTE WALK TO
KING ST PRECINCT



END-OF TRIP



GROUND FLOOR LOBBY

2026 Refurbishment Works



Right
King Street



In the Valley

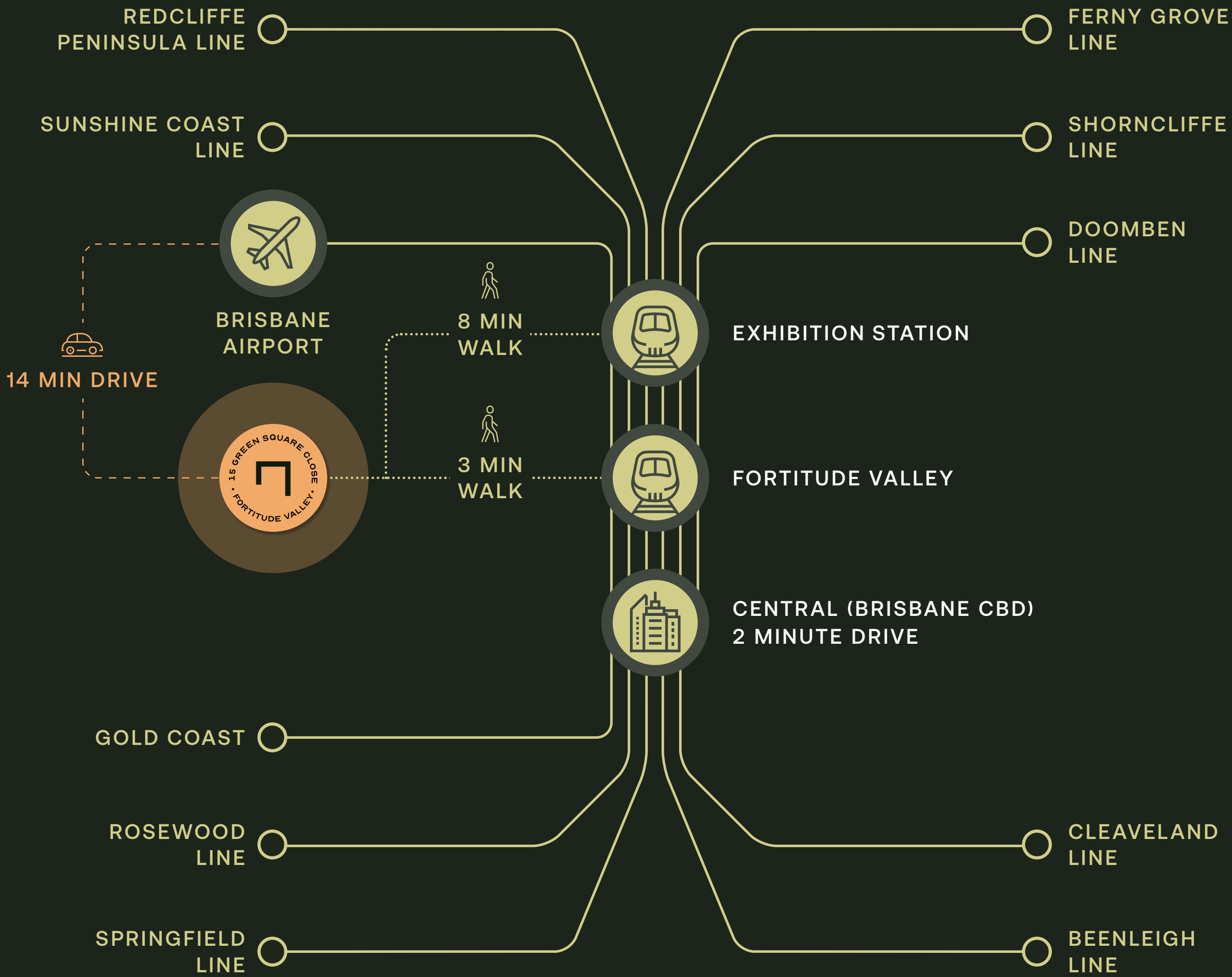
Just moments from an abundance of dining, cafe, and hotel options, and with direct access to major transport links, 15 Green Square Close offers exceptional connectivity and everyday convenience in the heart of Fortitude Valley.



- | | |
|----------------------------------|--------------------------|
| 1. Jubilee Hotel | 11. Woolworths Metro |
| 2. SOKO Rooftop Bar & Restaurant | 12. Guzman Y Gomez |
| 3. Nikau Espresso | 13. Yiros Shop |
| 4. Il Verde | 14. Starbucks |
| 5. 3 Bros Korean Bistro | 15. Fatcow |
| 6. El Camino | 16. The Green |
| 7. Winghaus | 17. Mosconi |
| 8. The Gourmet Press | 18. QA Hotel |
| 9. OK Sushi | 19. Sixes and Sevens |
| 10. Six Acres Restaurant | 20. Howard Smith Wharves |



Top
King Street
Bottom
The Hideout Specialty Coffee



Connectivity & Convenience

Positioned in a highly connected pocket of Fortitude Valley, just a 12-minute trip into the CBD via Fortitude Valley Train Station, and only a 14-minute drive to Brisbane Airport, commuting to and from 15 Green Square Close is seamless, convenient, and stress free.

Grounded. Connected.
Refreshingly Valley.





Where *Everything* is Within Reach

Surrounded by the Valley’s best cafes, restaurants, bars and wellness offerings, just steps from Ember & Ash for a coffee fix, SOKO Rooftop for post-work drinks, and Hellenika for client lunches. With KAILO Wellness nearby for a pre- or post-work reset, work-like balance comes naturally.



Far Left
Ember & Ash

Left
Hellenika,
SOKO Rooftop & Bar

Top Right
Nikau Espresso



Meet, Pause, *Connect*

With Dabang café located on the ground floor, effortlessly meet, pause and connect. Whether it's a quick coffee, informal catch-up or a moment to reset throughout the day.

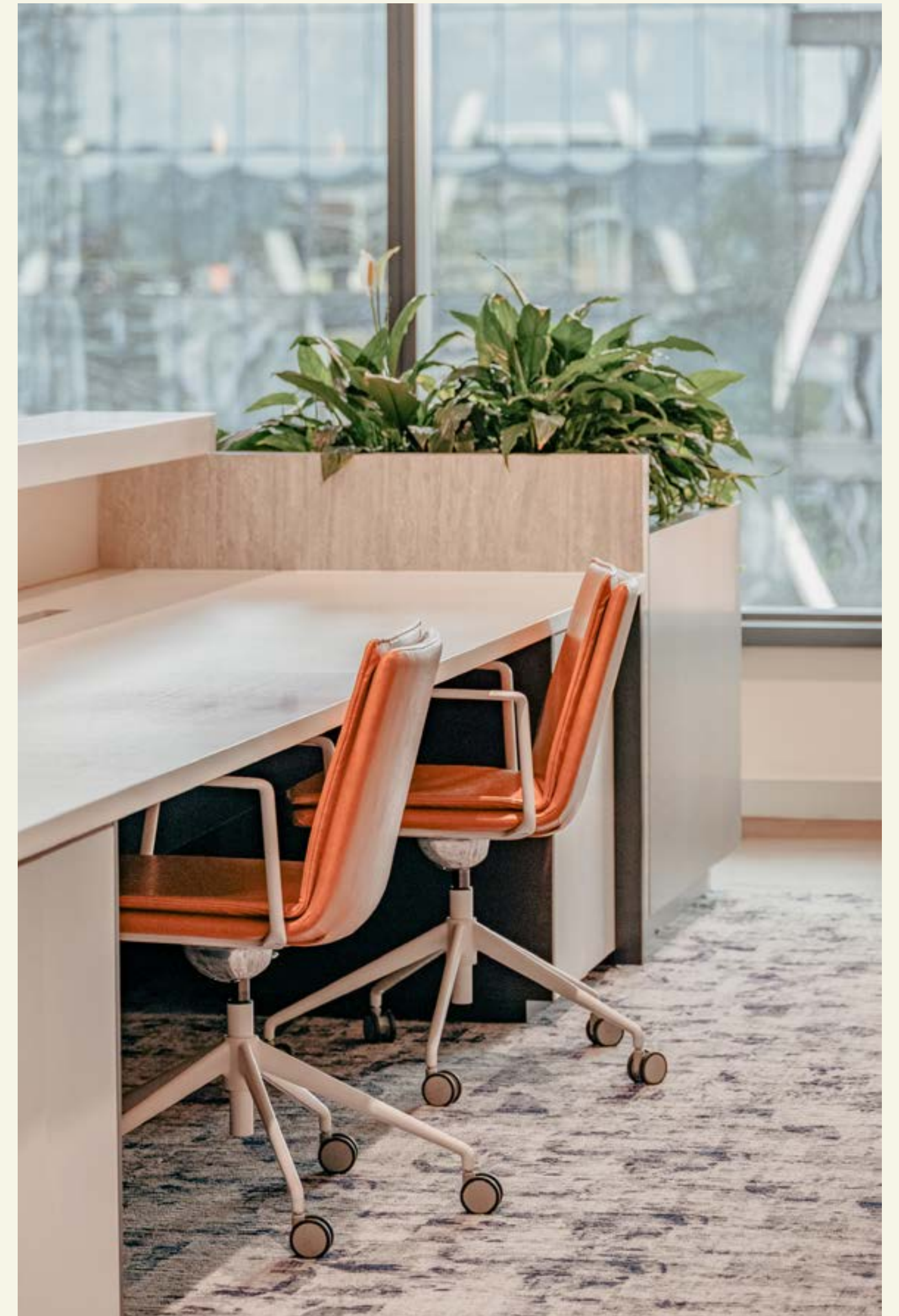


The *Best* Businesses in the Valley

Positioned within an established commercial precinct, 15 Green Square Close is surrounded by major corporate and government occupiers. A diverse mix of engineering, technology, and infrastructure firms underpins a strong business ecosystem, creating a credible, future-focused address.



Elevated Workspace, *Everyday* Ease



15 Green Square Close features a 5.5 Star NABERS Energy Rating and a premium end-of-trip facility on the ground floor. The building comprises a welcoming foyer, 11 levels of office accommodation, and three levels of basement parking.





Stack Plan



Floor Plan - Level 7

FULL FLOOR OPPORTUNITY

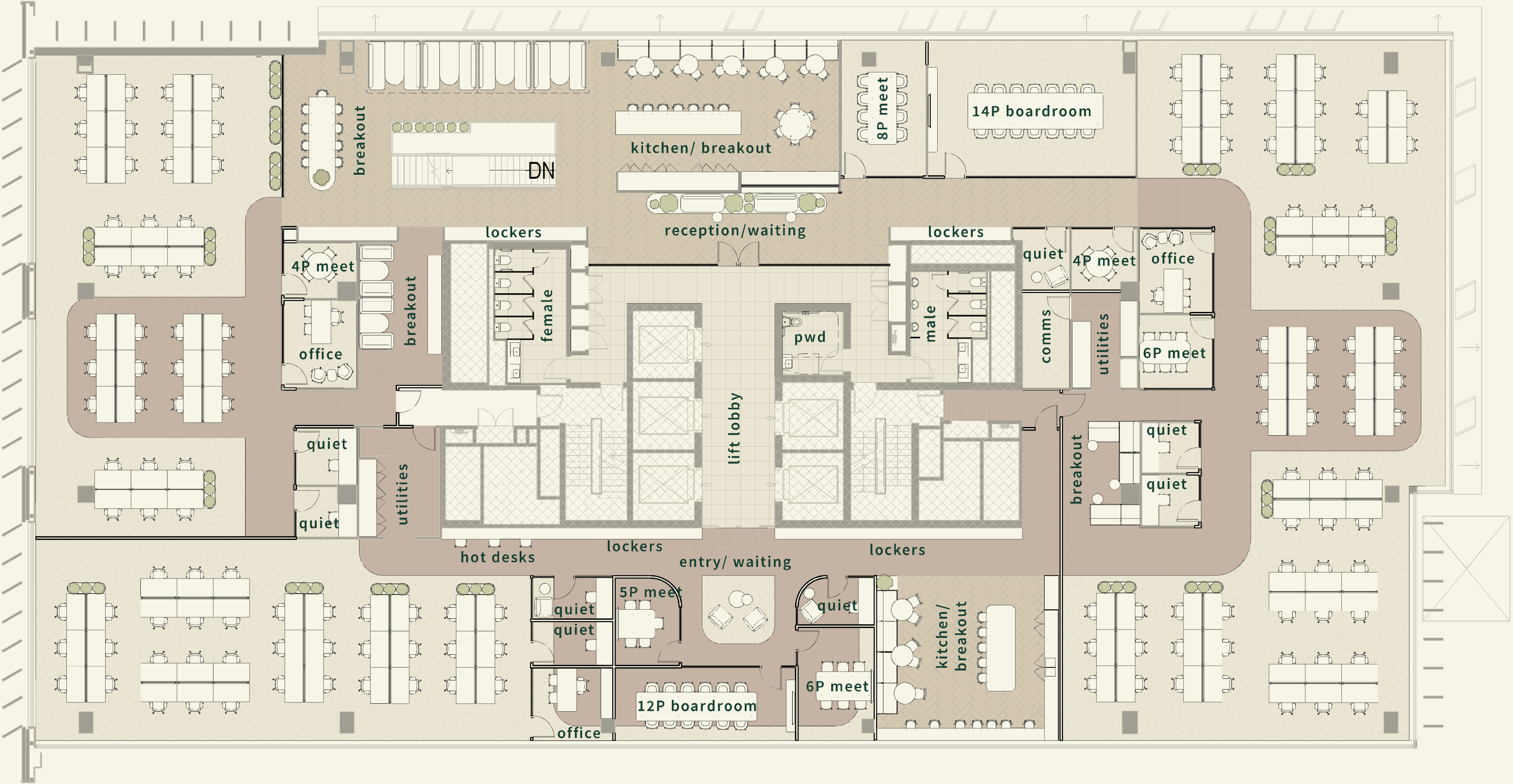
Area	1,481sqm
Ratio	1:10
14P Boardroom	1
8P Meeting Room	1
6P Meeting Room	1
4P Meeting Room	2
Quiet	5
Office	2
Workstations	144



Floor Plan - Level 7

SPLIT FLOOR OPPORTUNITY

Tenancy 1		
Area	1,000sqm	
Ratio	1:10	
14P Boardroom	1	
8P Meeting Room	1	
6P Meeting Room	1	
4P Meeting Room	2	
Quiet	4	
Office	2	
Workstations	102	
Tenancy 2		
Area	395sqm	
Ratio	1:10	
12P Boardroom	1	
6P Meeting Room	1	
5P Meeting Room	1	
Quiet	3	
Office	1	
Workstations	36	

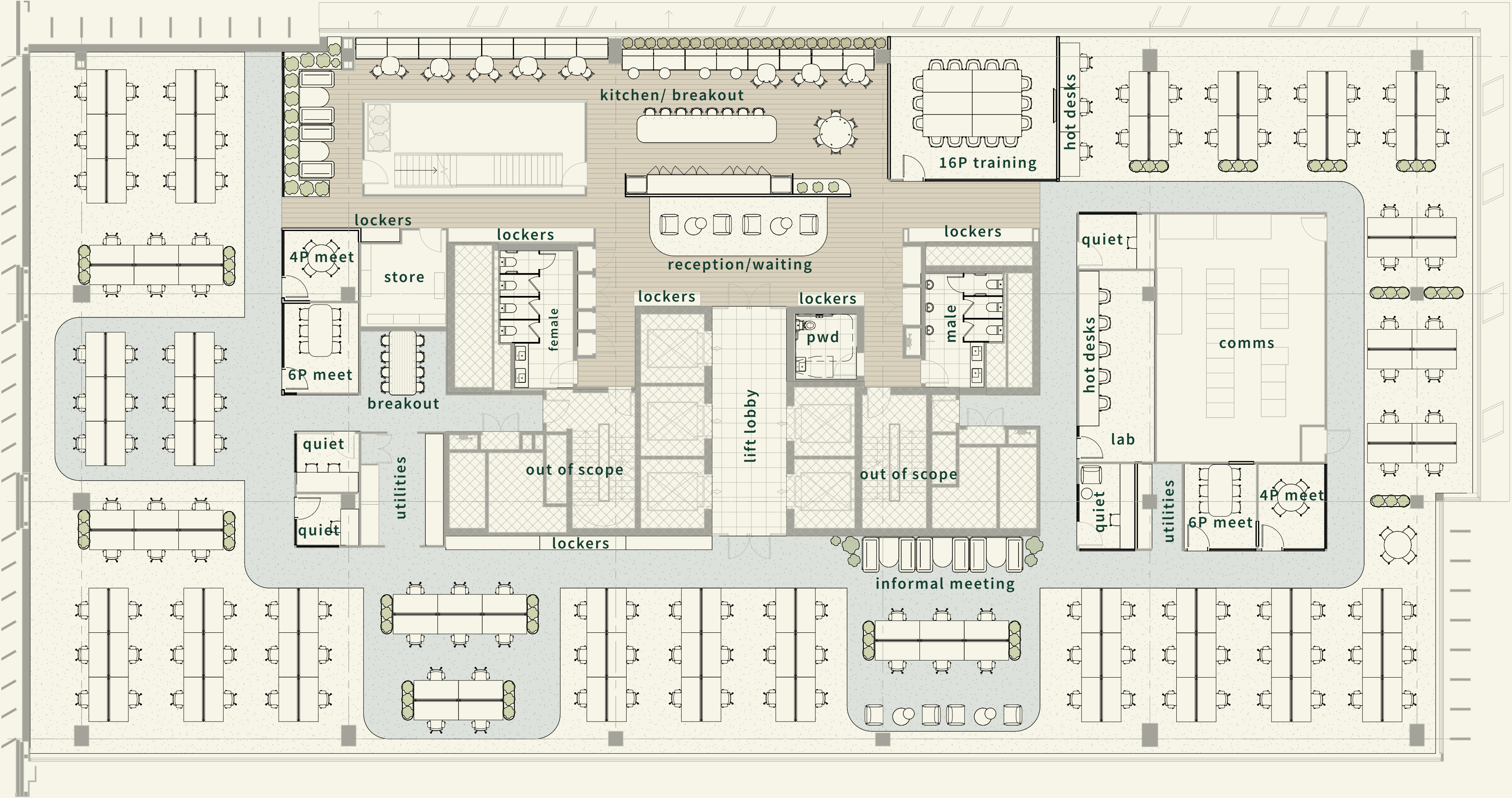




Floor Plan - Level 8

TWO-FLOOR OPPORTUNITY

Area	1,481sqm
Ratio	1:10
16P Training Room	1
6P Meeting Room	2
4P Meeting Room	2
Quiet	4
Workstations	143

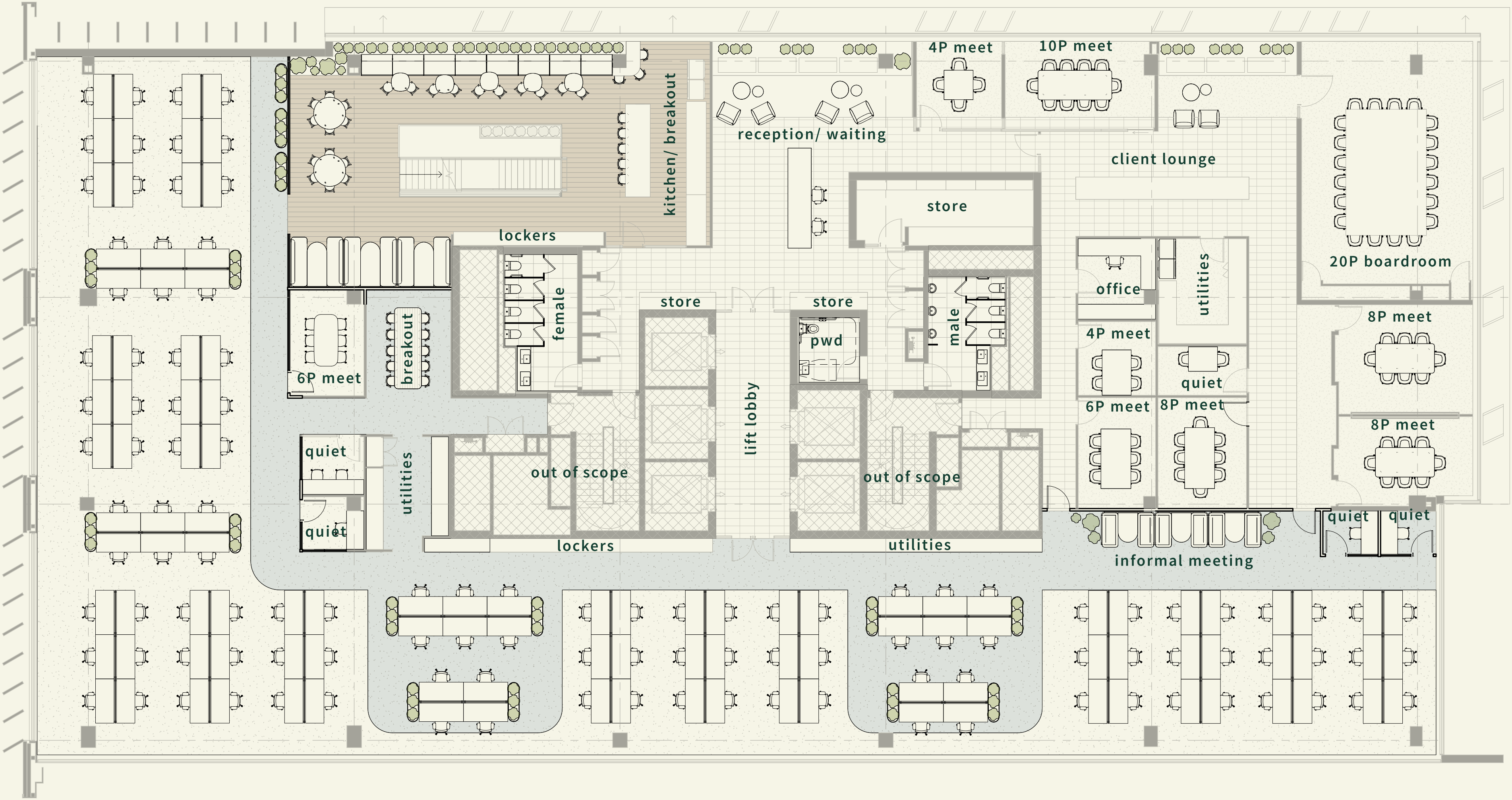




Floor Plan - Level 9

TWO-FLOOR OPPORTUNITY

Area	1,481sqm
Ratio	1:13
20P Boardroom	1
10P Meeting Room	1
8P Meeting Room	3
6P Meeting Room	2
4P Meeting Room	2
Quiet	3
Office	1
Workstations	116

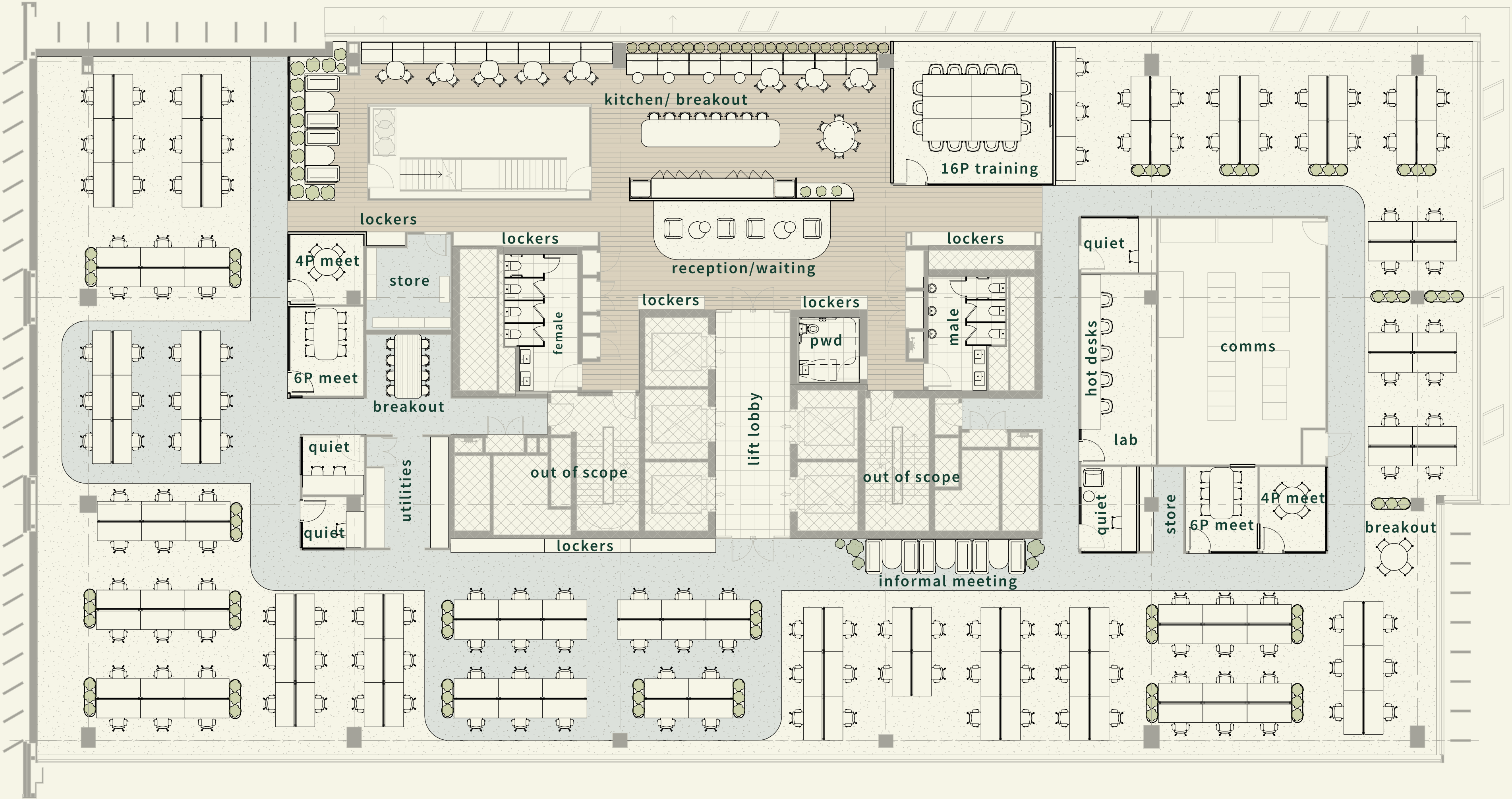




Floor Plan - Level 8

ONE AND A HALF FLOOR OPPORTUNITY

Area	1,481sqm
Ratio	1:10
16P Training Room	1
6P Meeting Room	2
4P Meeting Room	2
Quiet	4
Workstations	153

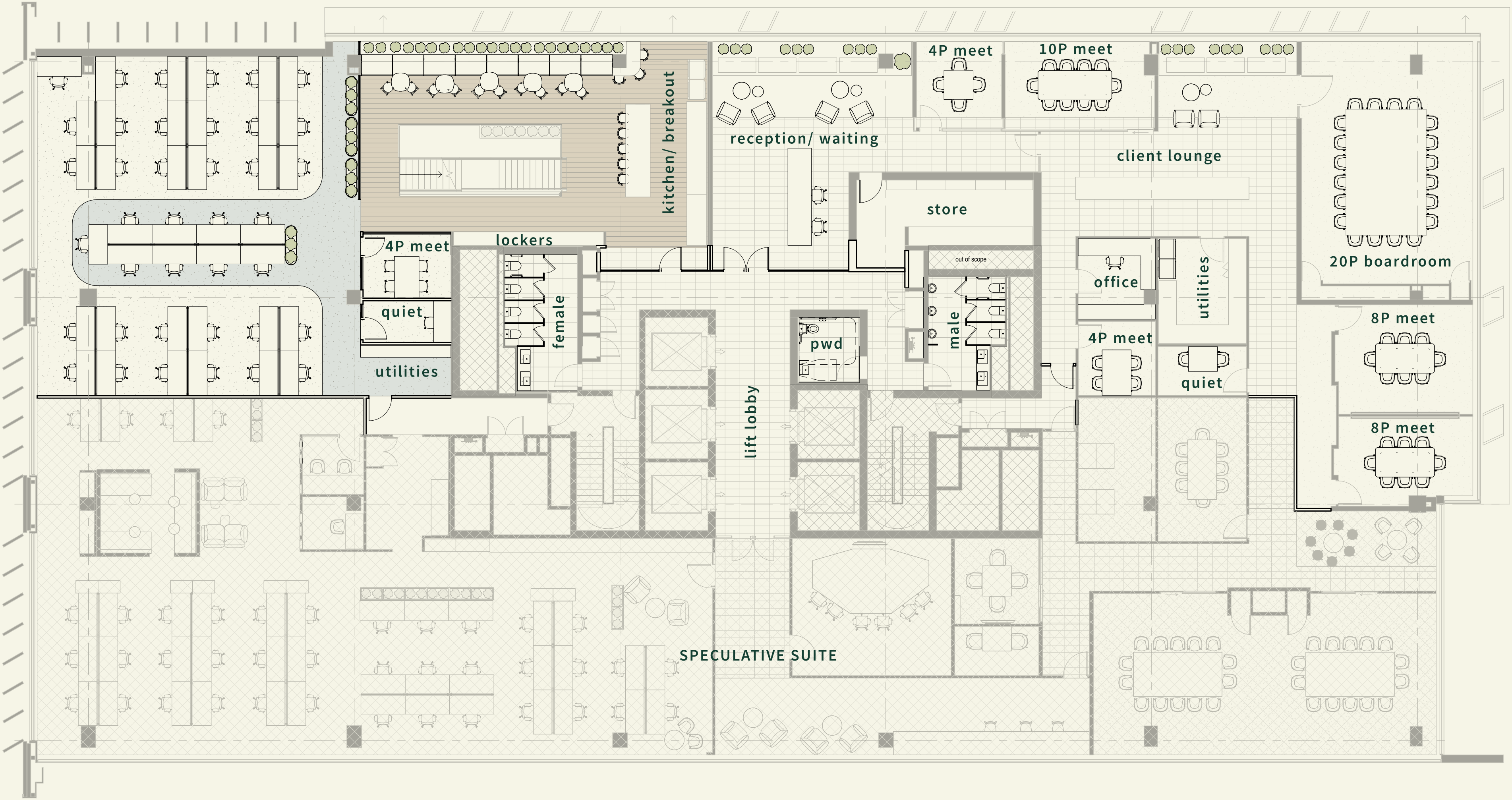




Floor Plan - Level 9

ONE AND A HALF FLOOR OPPORTUNITY

Area	734sqm
Ratio	1:18
20P Boardroom	1
10P Meeting Room	1
8P Meeting Room	2
4P Meeting Room	3
Quiet	2
Office	1
Workstations	39



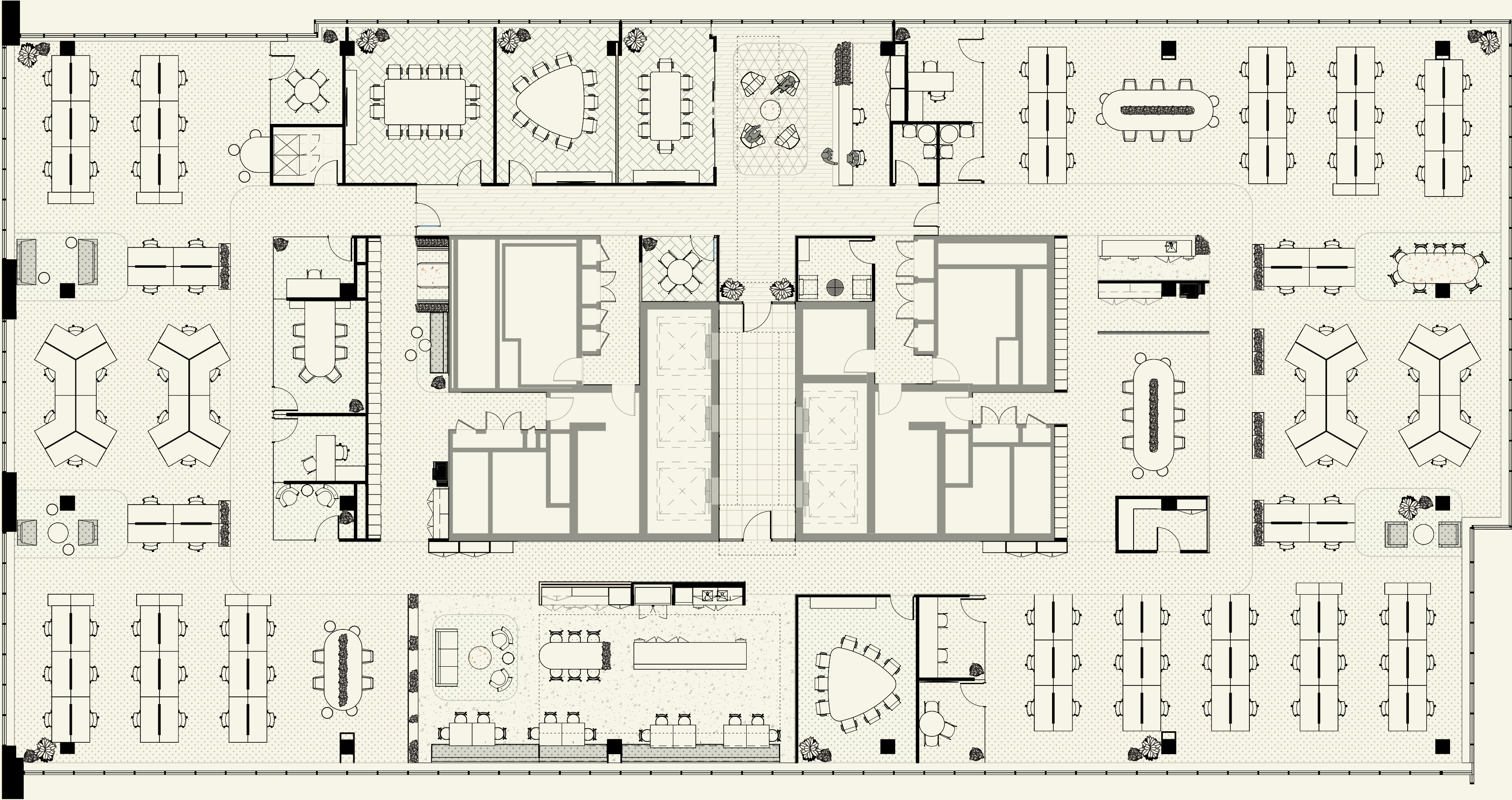


Floor Plan - Level 11

FULL FLOOR OPPORTUNITY

Area	1,482sqm
Ratio	1:10

Reception	2
16P Boardroom	1
9P Meeting Room	2
6P VC Room	1
4P Meeting Room	2
Training Room	1
Office	2
Quiet	6
Store Room	1
Comms Room	1
Wellness	1
Breakout	2
Utilities	2
Collab	7
Hot Desks	16
Workstations	128



Office Fit Out

Level 9 Executive Entry



Office Fit Out

Level 8 Entry



Office Fit Out

Level 8 Kitchen Breakout



Office Fit Out

Open Office Workstations



Office Fit Out

*Informal Collaborative
& Open Office*





Make an
Enquiry

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Creative by **Nose to Tail**

