32 Cordelia Street

SW1

GROWTHPOINT
PROPERTIES AUSTRALIA



A Parkside Position, Built for Business.

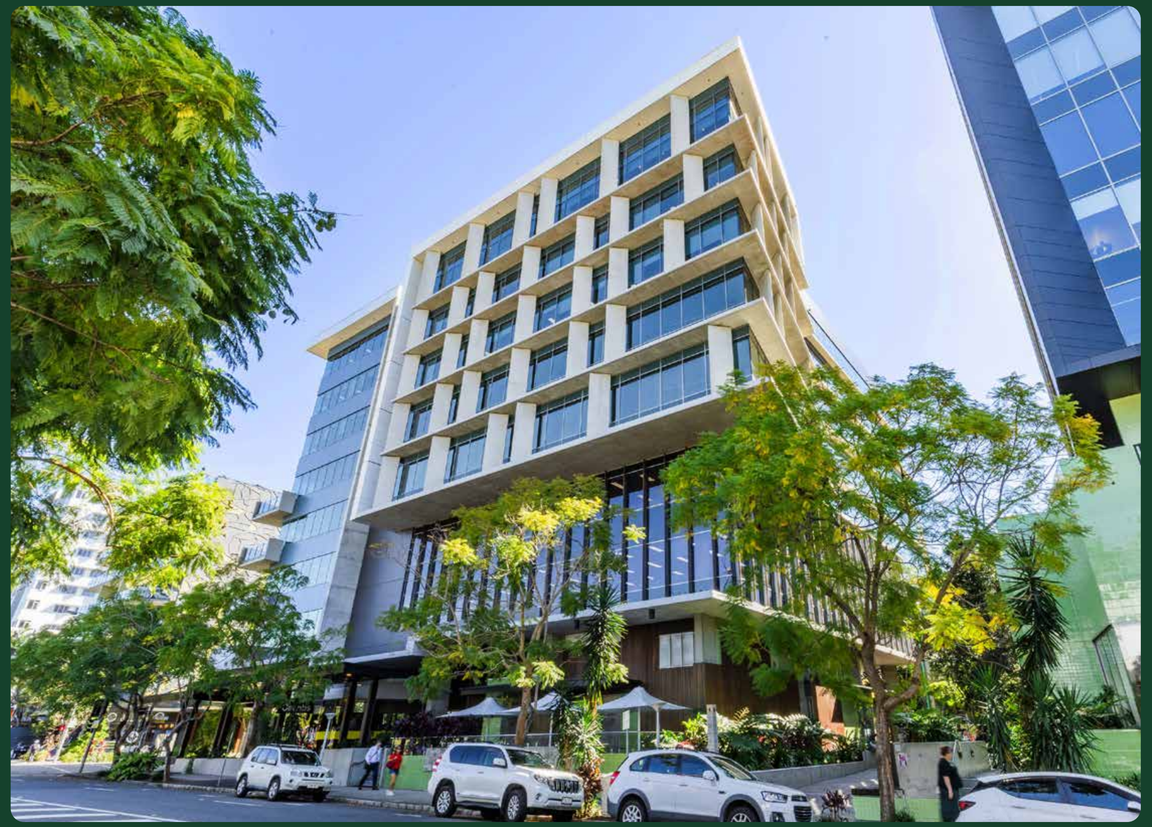
There's something special brewing at South Brisbane.

Of course, there's the glistening river views, the city's big four landmarks and world-class restaurants helmed by top chefs. But this is a precinct constantly evolving, revealing new secrets reserved for the lucky few.

Make your mark at 32 Cordelia. Work meets wellbeing here, positioned by the park in the heart of South Brisbane. Step outside to vibrant dining, culture and green spaces, while enjoying a contemporary business address designed for collaboration and connection.



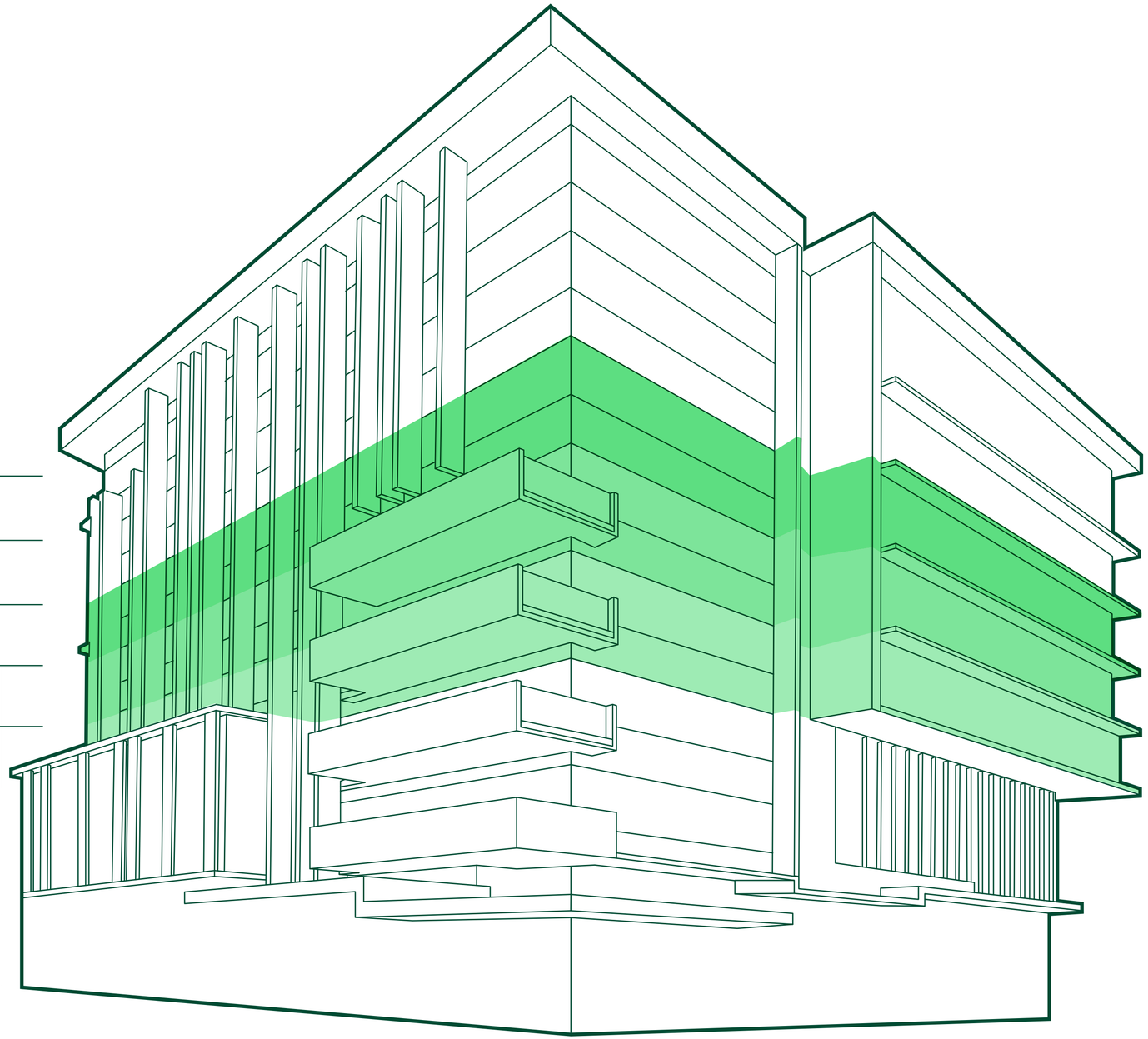
32 Cordelia in Summary



- A Grade office accommodation
- Located in the established SW1 precinct with opportunity for expansion as your business grows
- Up to 3,372sqm of contiguous warm shell space available October 2026 over 3 floors
- Seamless intertenancy stair travel between levels 3 & 4
- Private outdoor terraces on every floor
- Onsite basement car parking
- 6 Star NABERS Energy
  6 Star NABERS Water
- Warm shell availability:
  Level 3 - 1,365sqm
  Level 4 - 1,362sqm
  Level 5 - 645sqm
- New ground floor lobby to be delivered in early 2027
- Onsite amenity including a gym, cafes, restaurants and convenience retail
- Located just 750m from Brisbane CBD
- Excellent public transport access

Stack Plan

	Level 7	LEASED	
	Level 6	LEASED	
AVAILABLE	Level 5	645 sqm	
AVAILABLE	Level 4	1,362 sqm	Interconnected Stairs
AVAILABLE	Level 3	1,365 sqm	
	Level 2	LEASED	
	Level 1	LEASED	
	Ground Floor		



Level 3

1,365 sqm

FULL FLOOR OR MULTI-FLOOR OPPORTUNITY

THE WORKSPACE	
NEW 1800 x 750mm WORKSTATIONS	88
OFFICE	5
TOTAL WORKSPACES	93
MEETING ROOMS	
BOARDROOM 16 PAX	1
MEETING ROOM 12 PAX	1
MEETING ROOM 10 PAX	1
MEETING ROOM 8 PAX	2
ZOOM ROOM 6 PAX	1
ZOOM ROOM 4 PAX	2
TOTAL	8
BREAKOUT SPACES	
WAITING AREA	1
QUIET ROOM	3
OPEN COLLAB AREA	6
TOTAL	10
SERVICES	
KITCHEN /BREAKOUT	1
COFFEE STATION	1
UTILITY / LOCKER	1
TOTAL	3



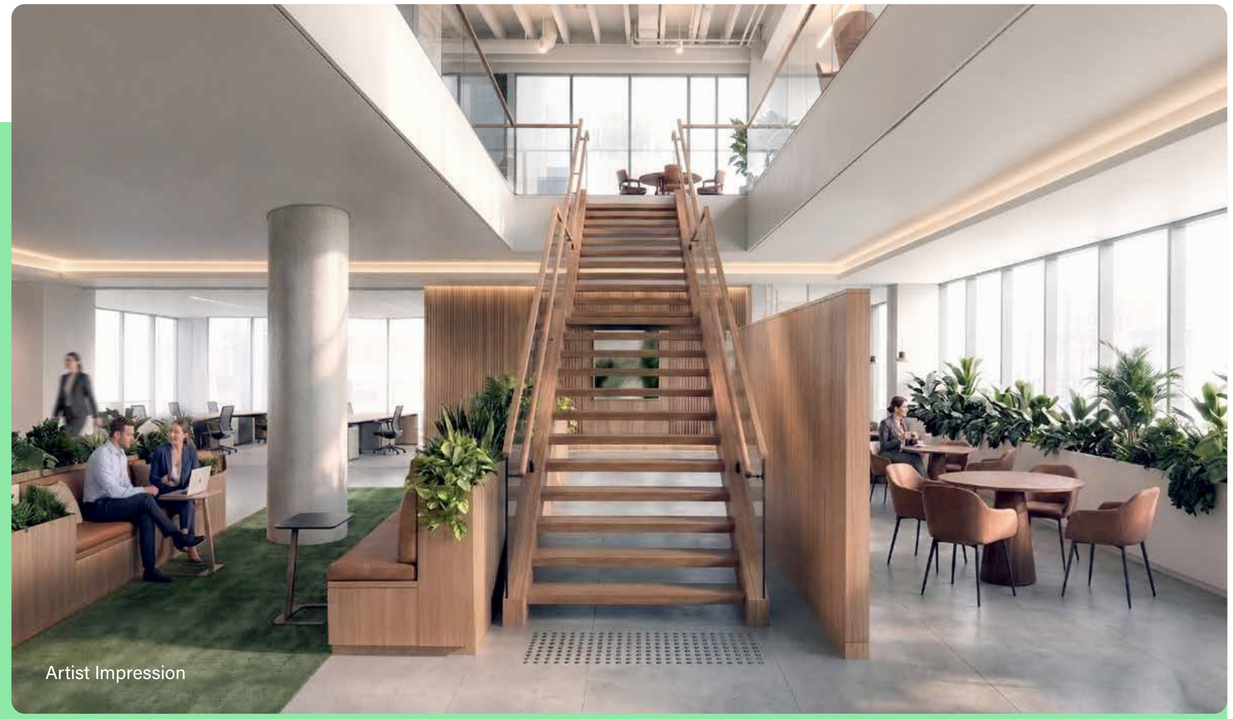
Level 3



Artist Impression

A welcoming arrival experience

Seamless connection between floors



Artist Impression

Indicative fit-outs showcase potential tenancy configurations.
Tenancies are offered in warm shell condition, ready to be tailored to occupier requirements.

Level 4

1,362 sqm

FULL FLOOR OR MULTI-FLOOR OPPORTUNITY



THE WORKSPACE

NEW 1800 x 750mm WORKSTATIONS	141
OFFICE	4
TOTAL WORKSPACES	145

MEETING ROOMS

MEETING ROOM 7 PAX	1
ZOOM ROOM 5 PAX	1
ZOOM ROOM 4 PAX	1
TOTAL	3

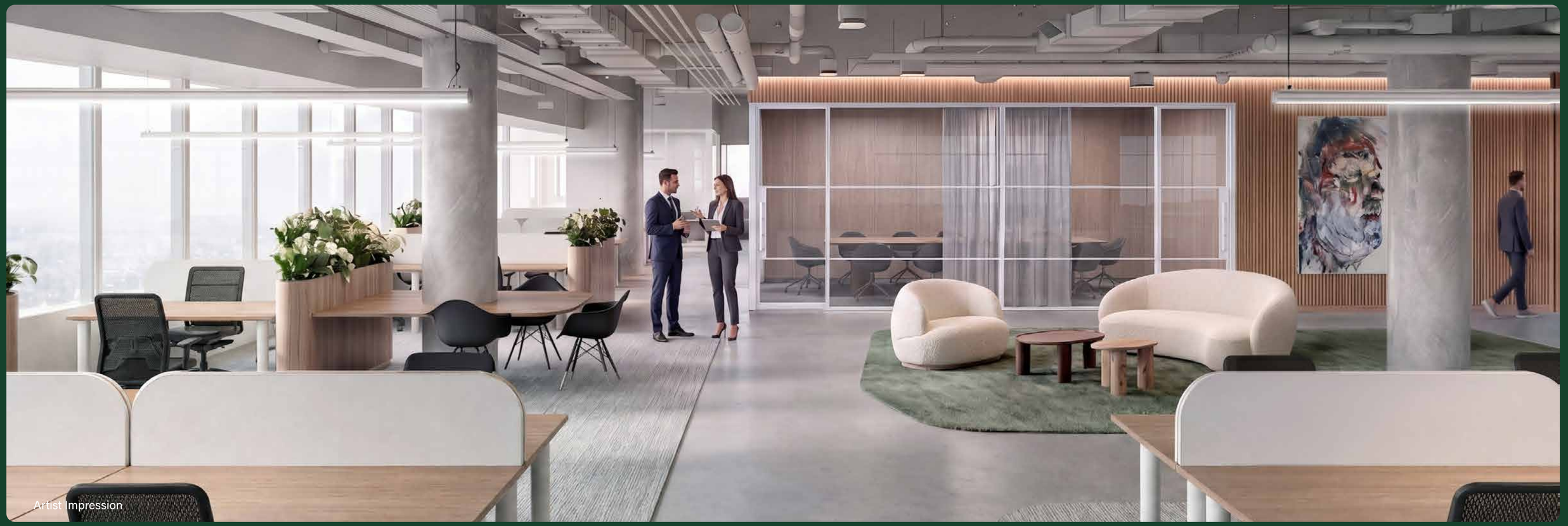
BREAKOUT SPACES

QUIET ROOM	5
OPEN COLLAB AREA TOWN HALL	1
TOTAL	6

SERVICES

KITCHEN BREAKOUT	1
UTILITY / LOCKER	2
TOTAL	3

Level 4

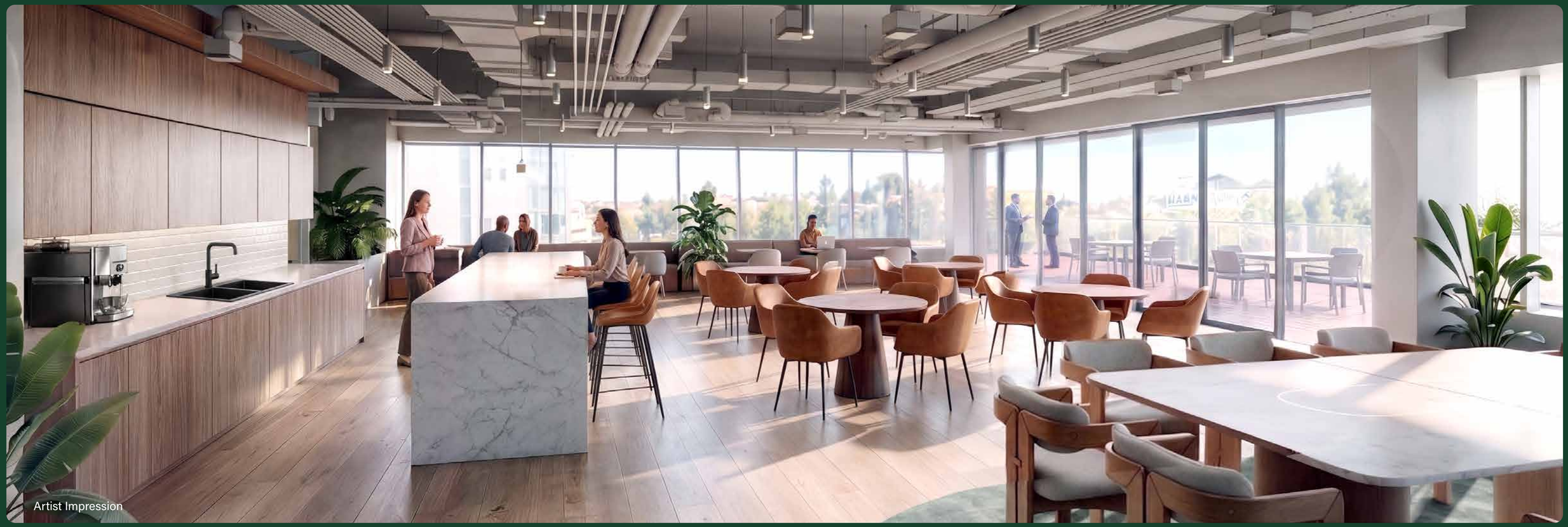


Artist Impression

Contemporary, flexible workspaces

Indicative fit-outs showcase potential tenancy configurations.
Tenancies are offered in warm shell condition, ready to be tailored to occupier requirements.

Level 4



Artist Impression

A welcoming kitchen and breakout space

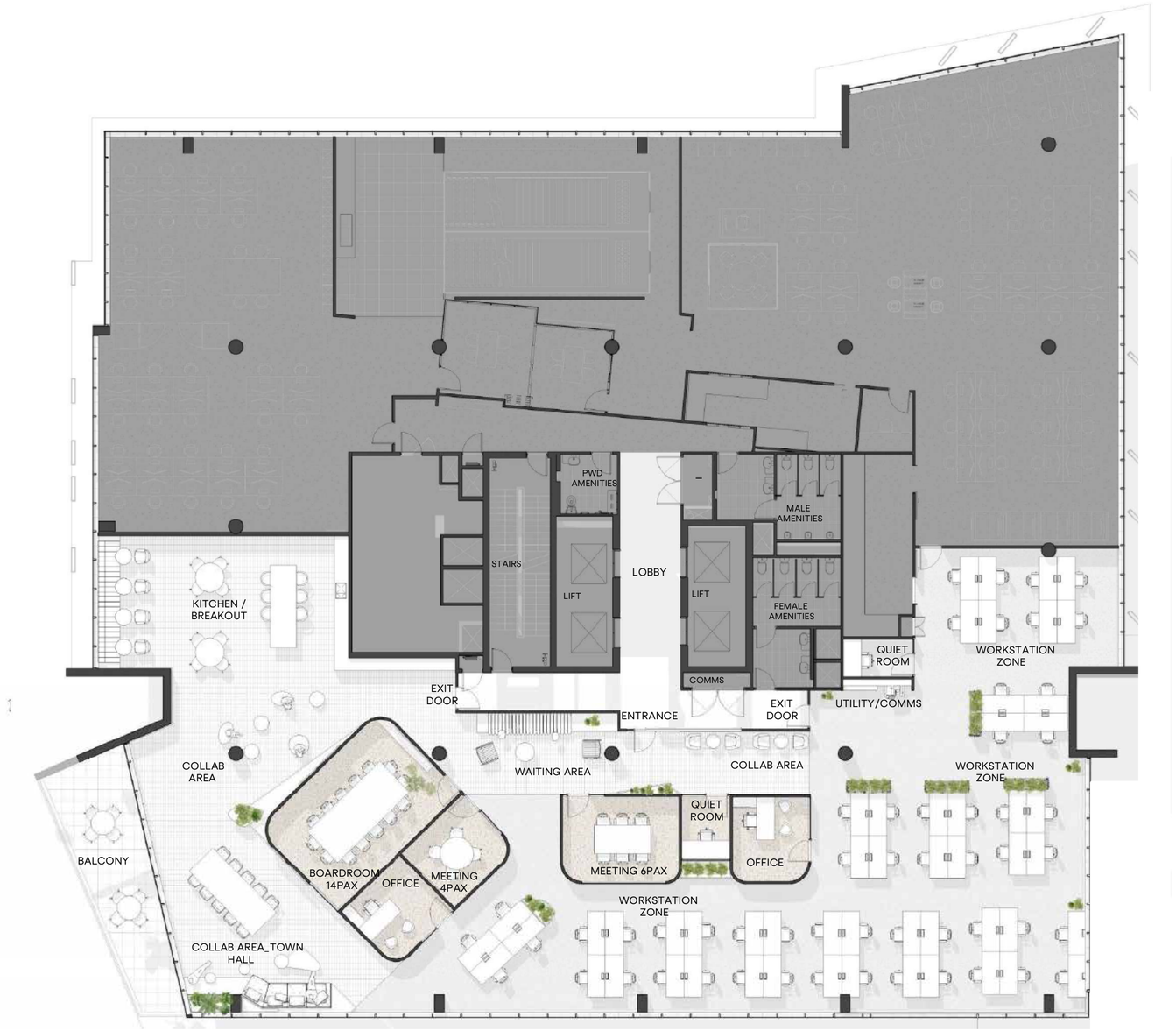
Indicative fit-outs showcase potential tenancy configurations.
Tenancies are offered in warm shell condition, ready to be tailored to occupier requirements.

Level 5

645 sqm

PART FLOOR OR MULTI-FLOOR OPPORTUNITY

THE WORKSPACE	
NEW 1800 x 750mm WORKSTATIONS	54
OFFICE	2
TOTAL WORKSPACES	56
MEETING ROOMS	
BOARDROOM ROOM 14 PAX	1
MEETING ROOM 6 PAX	1
MEETING ROOM 4 PAX	1
TOTAL	3
BREAKOUT SPACES	
WAITING AREA	1
QUIET ROOM	2
OPEN COLLAB AREA	3
TOTAL	6
SERVICES	
KITCHEN / SEATING	1
UTILITY / COMMS	1
TOTAL	2



Level 5

Light-filled spaces designed for productivity



Artist Impression



A light-filled kitchen and social hub

Indicative fit-outs showcase potential tenancy configurations.
Tenancies are offered in warm shell condition, ready to be tailored to occupier requirements.



32 Cordelia Street

One Landlord. Endless Opportunities.

Welcome to SW1.

An established commercial precinct in Australia's tropical metropolis

SW1



IGA Local Grocer

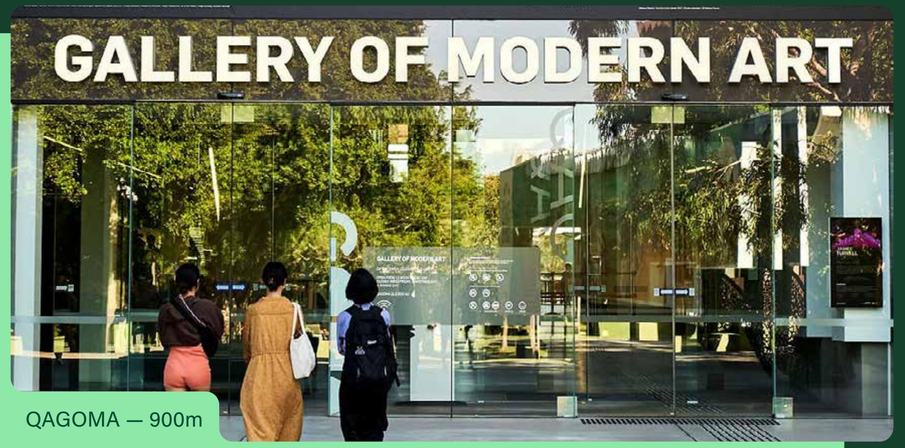


Kokoro — SW1



Goldies Tavern

Surrounded by beautiful public spaces and lush sub-tropical gardens, things are looking sunny at SW1. The award-winning precinct balances retail, residential and office space within the beating heart of South Bank to create a workday that continuously inspires. Wander in any direction and be captivated by the neighbourhood's delights.



QAGOMA — 900m



Fish Lane — 350m



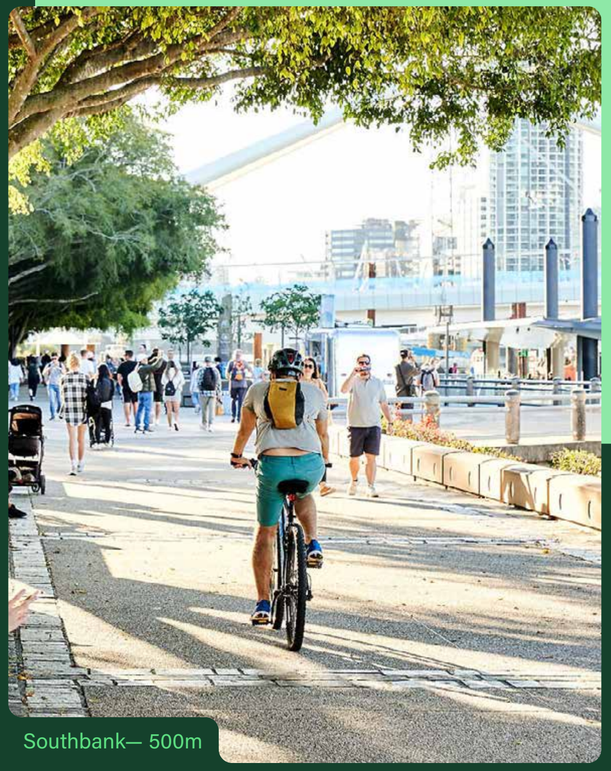
Cordelia Sourdough Bakehouse — 25m

Among Brisbane's cultural epicentre, South Brisbane dishes up endless opportunities to eat, drink and play. Start the day with pastries from Lune Croissanterie and coffee from Cordelia Sourdough Bakehouse. Impress clients with lunch along the riverfront at a string of lauded restaurants including OTTO, Popolo and River Quay Fish. Or, for something more casual, delve into the flavours of Fish Lane.

After hours, get your art fix at QAGOMA and the Queensland Performing Arts Centre or catch a gig at the Brisbane Convention and Exhibition Centre. Then, end the week at the Collective Markets, held each Friday evening. South Brisbane shines at all hours of the day.



Yamas Greek & Drink — 500m



Southbank— 500m

It's more than a location. It's a lifestyle.



The street that takes you places

City Cat
10 minutes walk
Ferry services every 15 minutes

Brisbane CBD
10 minutes walk
Via The Neville Bonner Bridge

Victoria Bridge
10 minutes walk
Pedestrian access to the CBD

Metro Bus Stop
5 minutes walk
Servicing 70 bus routes

Sth. Brisbane Station
5 minutes walk
Servicing 8 train lines

West Village
5 minutes walk

Fish Lane
5 minutes walk

William Jolly Bridge
17 minutes walk



It’s a smart precinct, for smart businesses

QUANTA ICON CANCER CENTRE epece mcnab TOPCON

Stantec TOLL TOYOTA TSUSHO Jacobs

SW1 is home to National and International Companies:

There’s good reason SW1 is sought-after by national and international businesses. It’s a smart precinct for smart businesses at the top of their game. You’ll be surrounded by like-minded people looking to do big things. Join those at the centre of innovation, making time to collaborate.

Creating Value Beyond Real Estate

GROWTHPOINT PROPERTIES AUSTRALIA

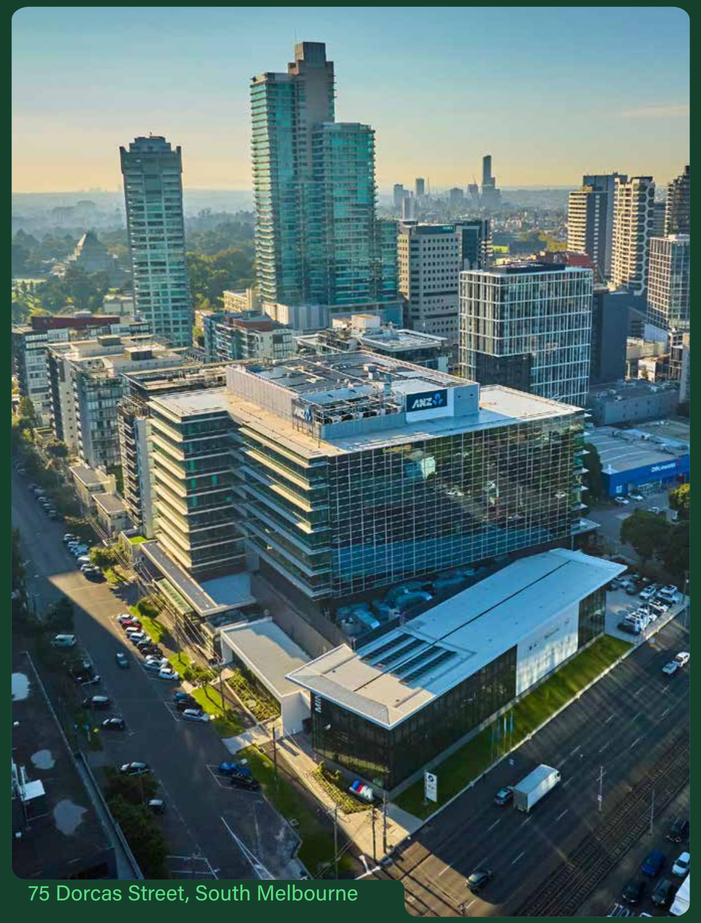
Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

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.



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Creative by
Nose to Tail

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