



52 ^{SW 1} Merivale Street

Newly fitted office spaces available now, with further opportunities delivering through 2026-27

GROWTHPOINT
PROPERTIES AUSTRALIA



Executive Summary



Positioned within South Brisbane's sought-after SW1 precinct, 52 Merivale Street delivers modern, flexible office accommodation with immediate occupation opportunities and long-term flexibility



Located within the vibrant SW1 commercial precinct



Excellent public transport access



Onsite end-of-trip facilities



City views and terrace access available on select floors



Ample secure on-site car parking and motorcycle bays available



Just 750m from the Brisbane CBD



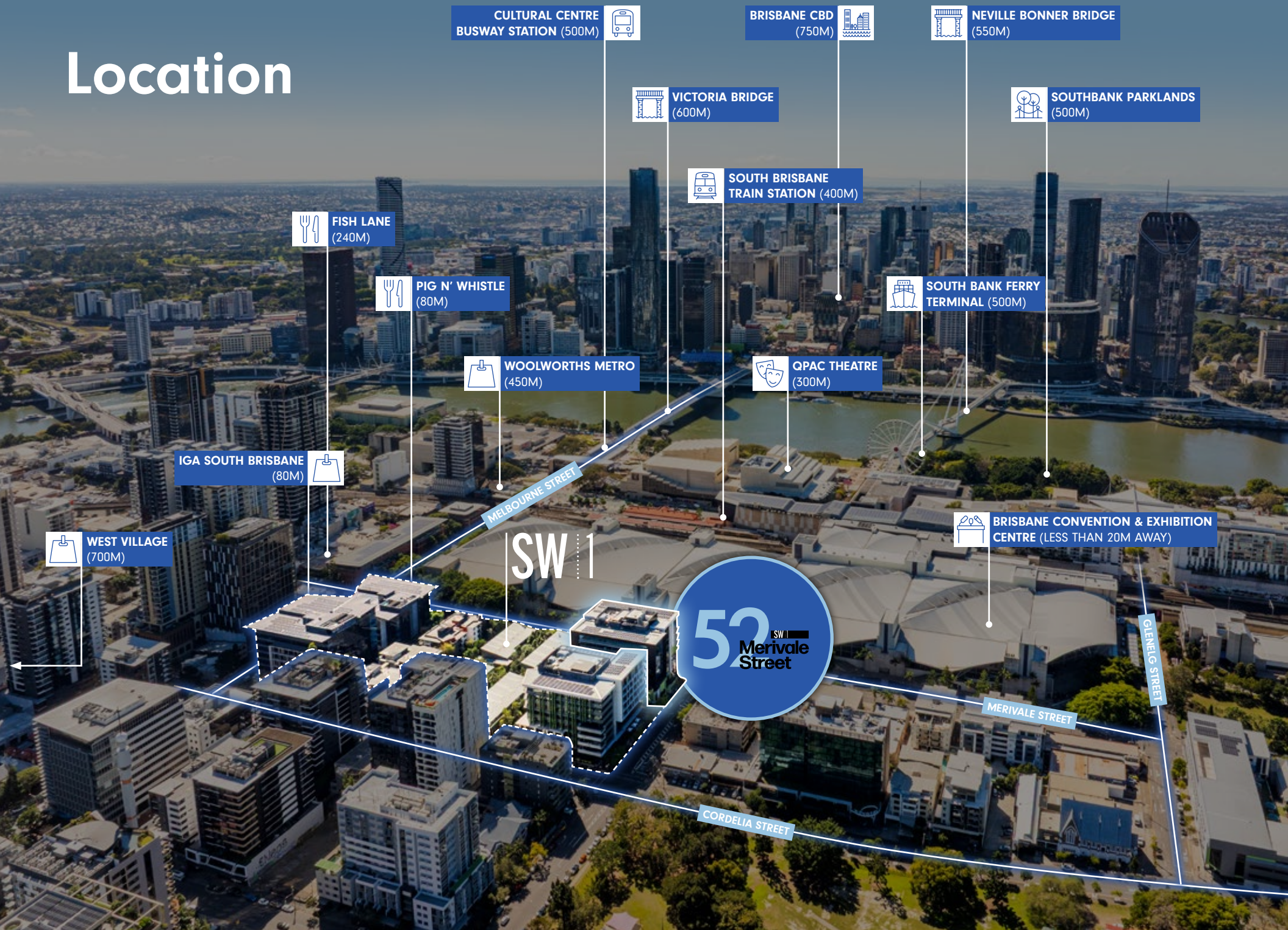
Access to a wide range of onsite cafés, dining options and convenience retail



NABERS Rating
Indoor Environment: 4 Stars
Energy: 5.5 Stars
Water: 4.5 Stars

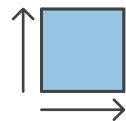


Location



Floor Plate

01	Reception & waiting
01	12p boardroom
01	6p meeting room
02	Focus rooms
01	Open collaboration
01	Utility & comms
02	Breakout
02	Balcony
02	Offices
32	Lockers
34	Workstation

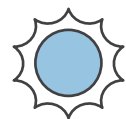


363 SQM



36

Total Work Points



Exclusive Balcony

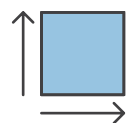


LEVEL 1

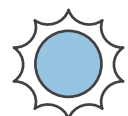


Floor Plate

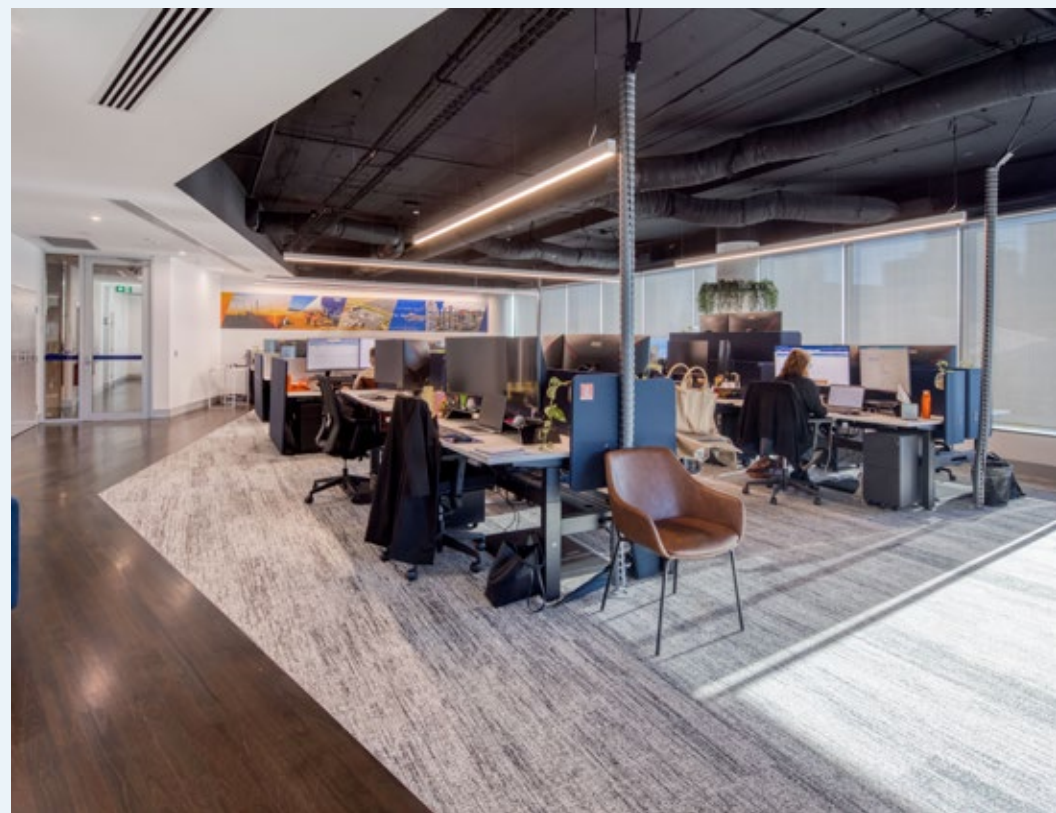
01	Reception & Waiting Area
115	Workstations
06	Office
01	13p Boardroom
01	14p Meeting Room
01	8p Meeting Room
04	6p Meeting Room
02	Quiet Room
01	Wellness Room
01	Kitchen, Breakout & Business Lounge
01	External Terrace
02	Utility/Print
01	Comms

 **1,239 SQM**

 **121**
Total Work Points

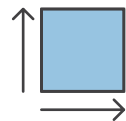
 **Exclusive Balcony**





Floor Plate

01	Waiting/Entry Area
01	14P Boardroom
02	6P Meeting Room
01	4P VC Room
02	Quiet Room
01	Utilities
01	Kitchen/Breakout
03	Open Collaboration
01	Teapoint
03	Office
55	Workstations

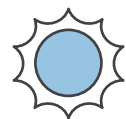


622 SQM



58

Total Work Points



Exclusive Balcony



LEVEL 6
SUITE 3





One
landlord.
Endless
opportunities

52^{SW1}
Merivale
Street

32^{SW1}
Cordelia
Street

100^{SW1}
Melbourne
Street

Welcome to
SW1

104^{SW1}
Melbourne
Street

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.

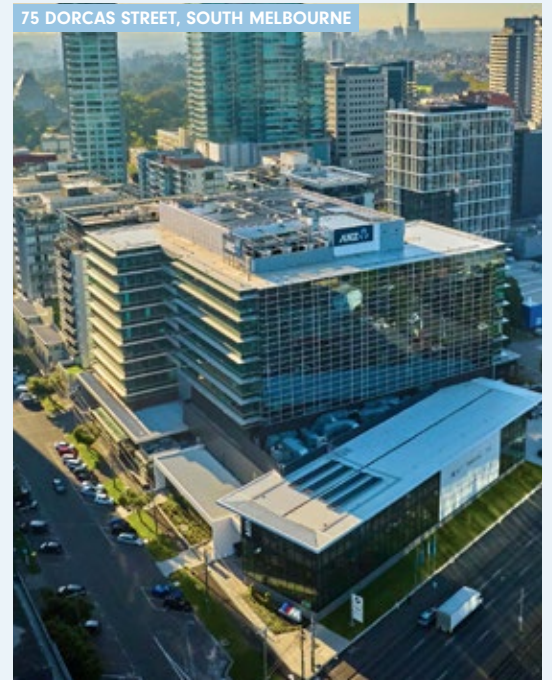
2 CONSTITUTION AVENUE, CANBERRA



15 GREEN SQUARE CLOSE, FORTITUDE VALLEY



75 DORCAS STREET, SOUTH MELBOURNE



52 ^{SW1} Merivale Street



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