



333 ann street

Brisbane, Queensland



Cathedral
Square

Queen St Mall

Eagle St Pier

ANZAC Square

Central Station

333
ann street

perfectly positioned
in the Brisbane CBD
with direct access to
Fortitude Valley

featuring bright open spaces with 360-degree views



**Large column-free
floorplates** of up
to 867sqm



**Excellent access
to public transport**
– rail, bus and ferry



**Onsite secure
parking** across three
podium levels



Excellent natural light
on all levels and all sides
of building



Central-core
configuration provides
360-degree views



**4-star NABERS
Energy rated**



location

cafes, restaurants & bars

- 01 ESPL Coffee
- 02 Harvest on Queen
- 03 Motorwagen
- 04 Botero
- 05 Greenstreat
- 06 Alchemy
- 07 Massimo
- 08 Miss Demeanour
- 09 Bar Pacino

health and fitness

- 10 Fitstop Brisbane CBD
- 11 Jetts 24 hour fitness
- 12 F1rst Class Fitness
- 13 Anytime Fitness
- 14 Studio Pilates international

retail and convenience

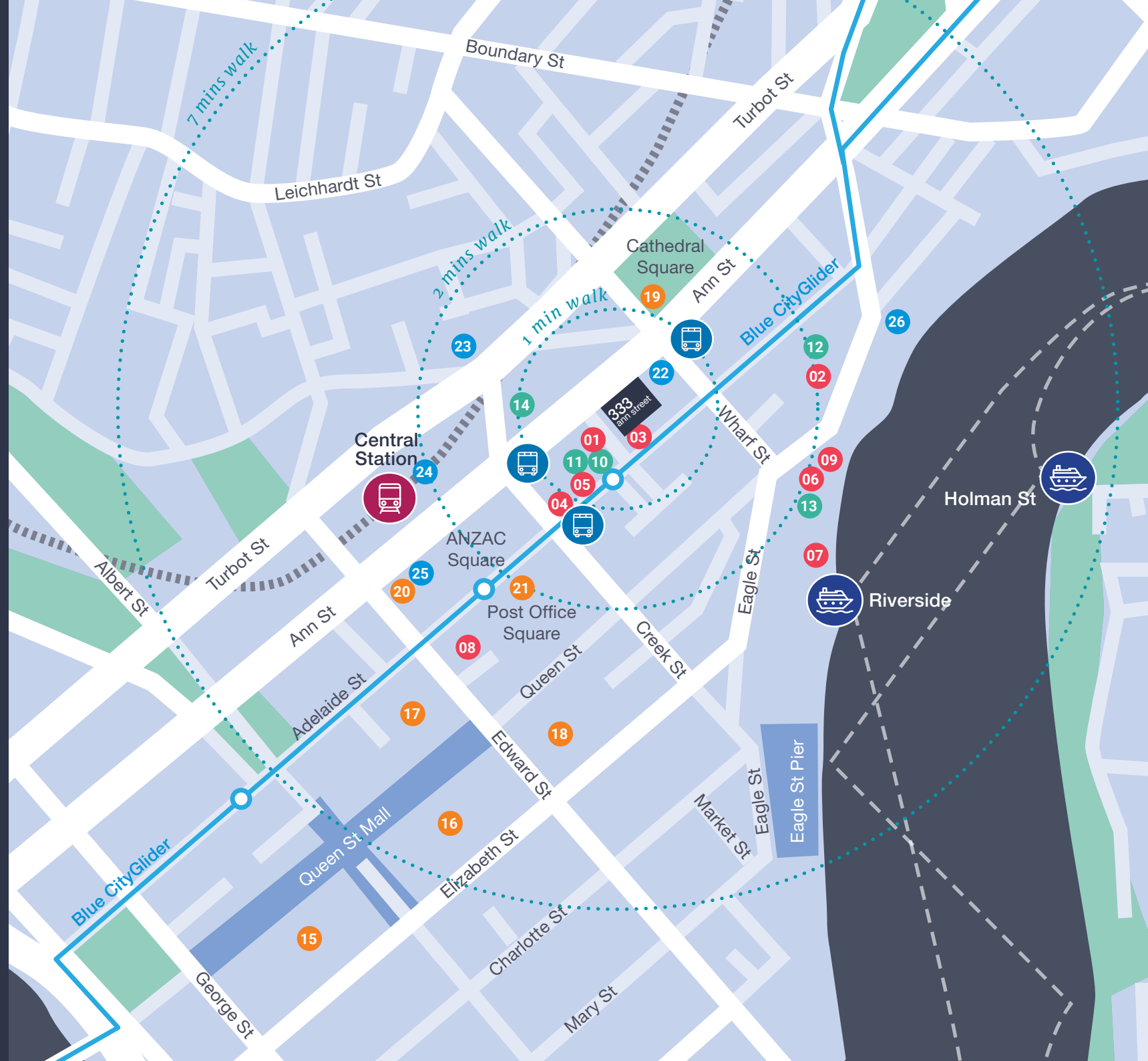
- 15 The Myer Centre
- 16 Wintergarden
- 17 Queens Plaza
- 18 MacArthur Chambers Central Shopping Centre
- 19 Jan Powers Farmers Market, Cathedral Square
- 20 Woolworths Ann St Metro
- 21 Australia Post

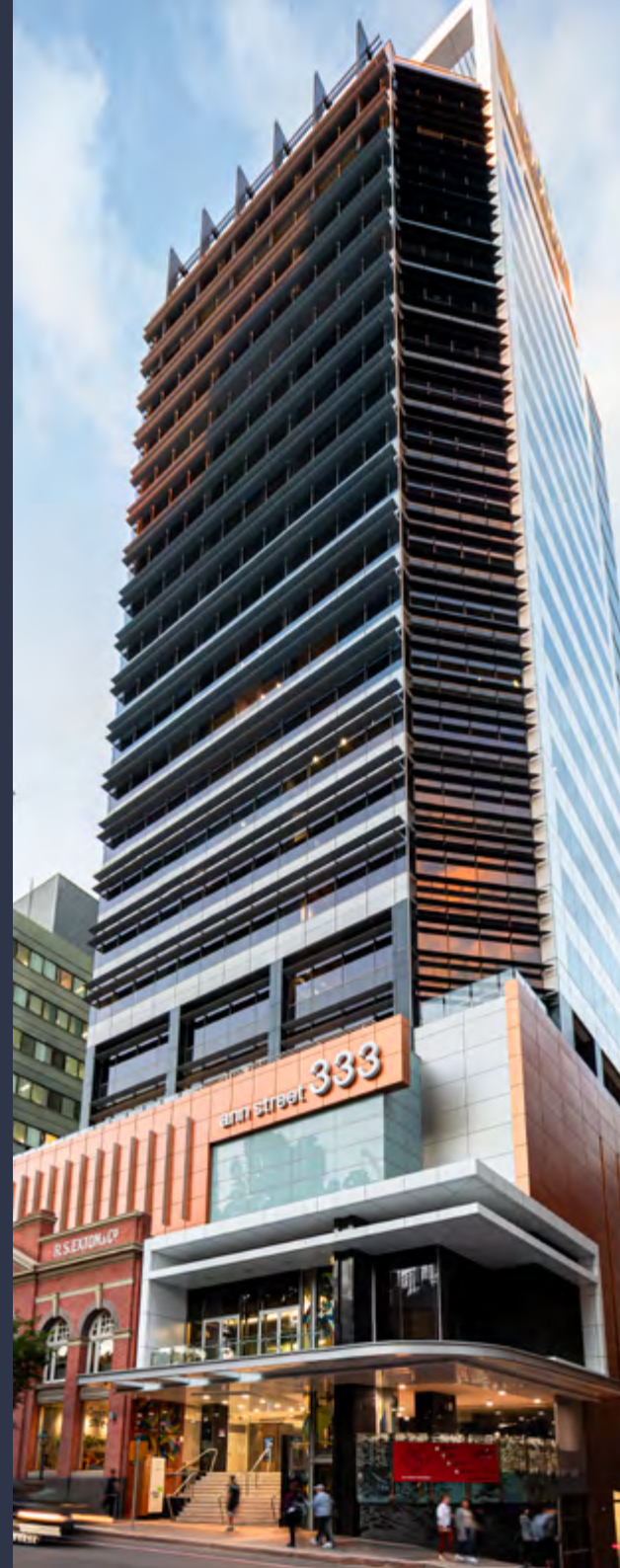
accommodation

- 22 Oaks Brisbane Lexicon Suites
- 23 Incholm by Ovolo
- 24 Sofitel Brisbane Central
- 25 Adina Apartment Hotel, Brisbane ANZAC Square
- 26 Brisbane Marriott

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information memorandum



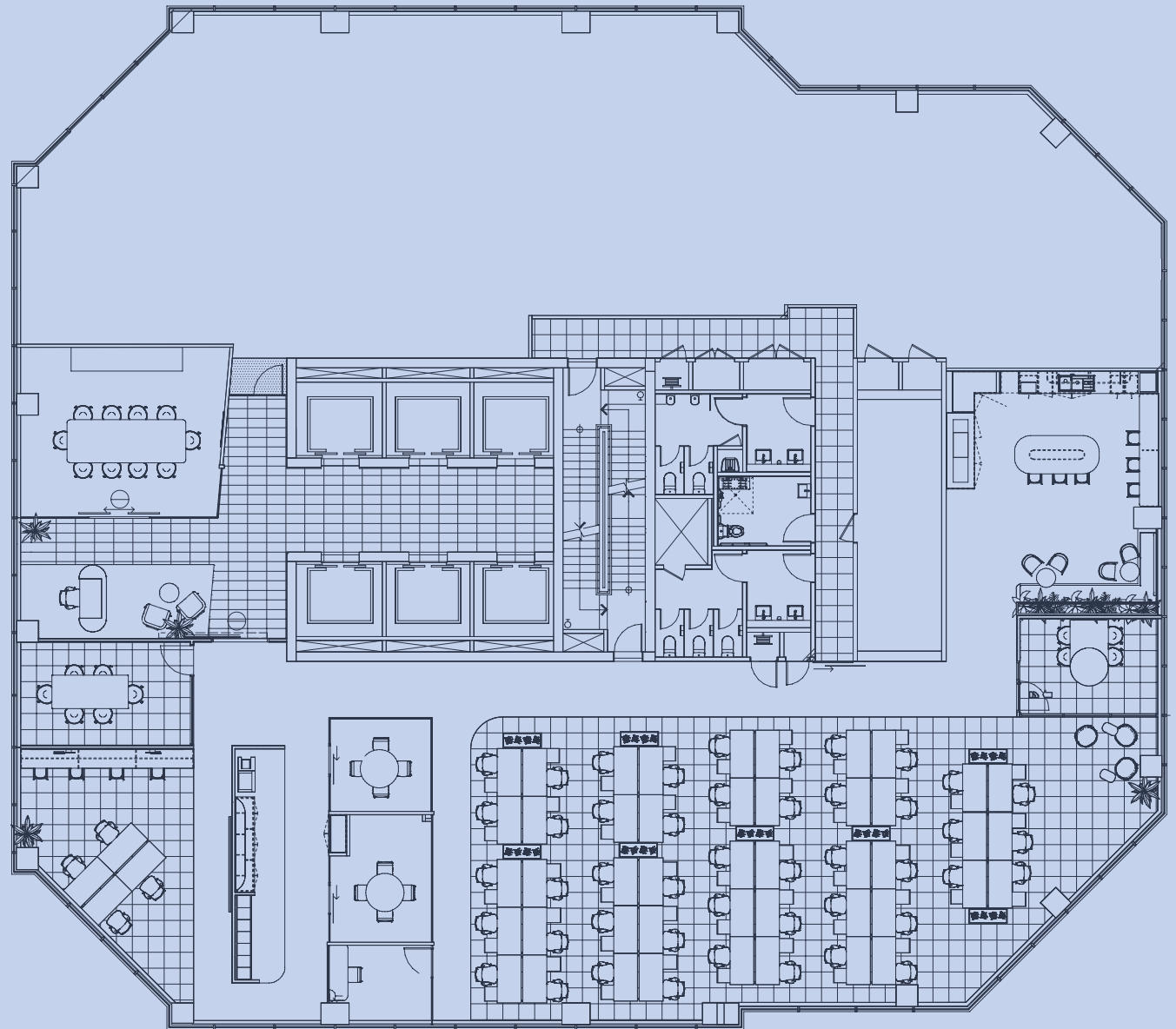


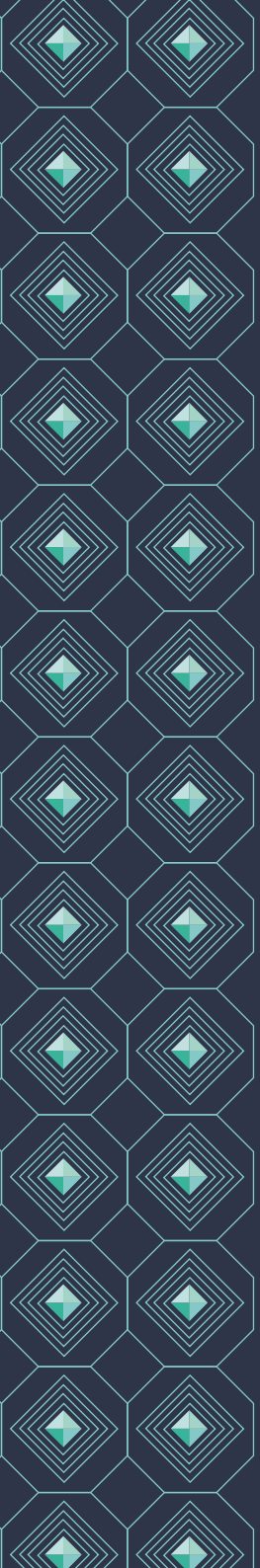
Suitable for 50 employees

Suite 9b

503 sqm

- reception area
- 50 x open plan workstations
- 1 x 10 person boardroom
- 3 x 4 person meeting rooms
- 1 x 6 person meeting room
- 1 x quiet room/private office
- multiple touchdown and collaboration areas
- 1 x utility printing area
- kitchen/breakout area
- ample locker storage
- fully powered and data cabled



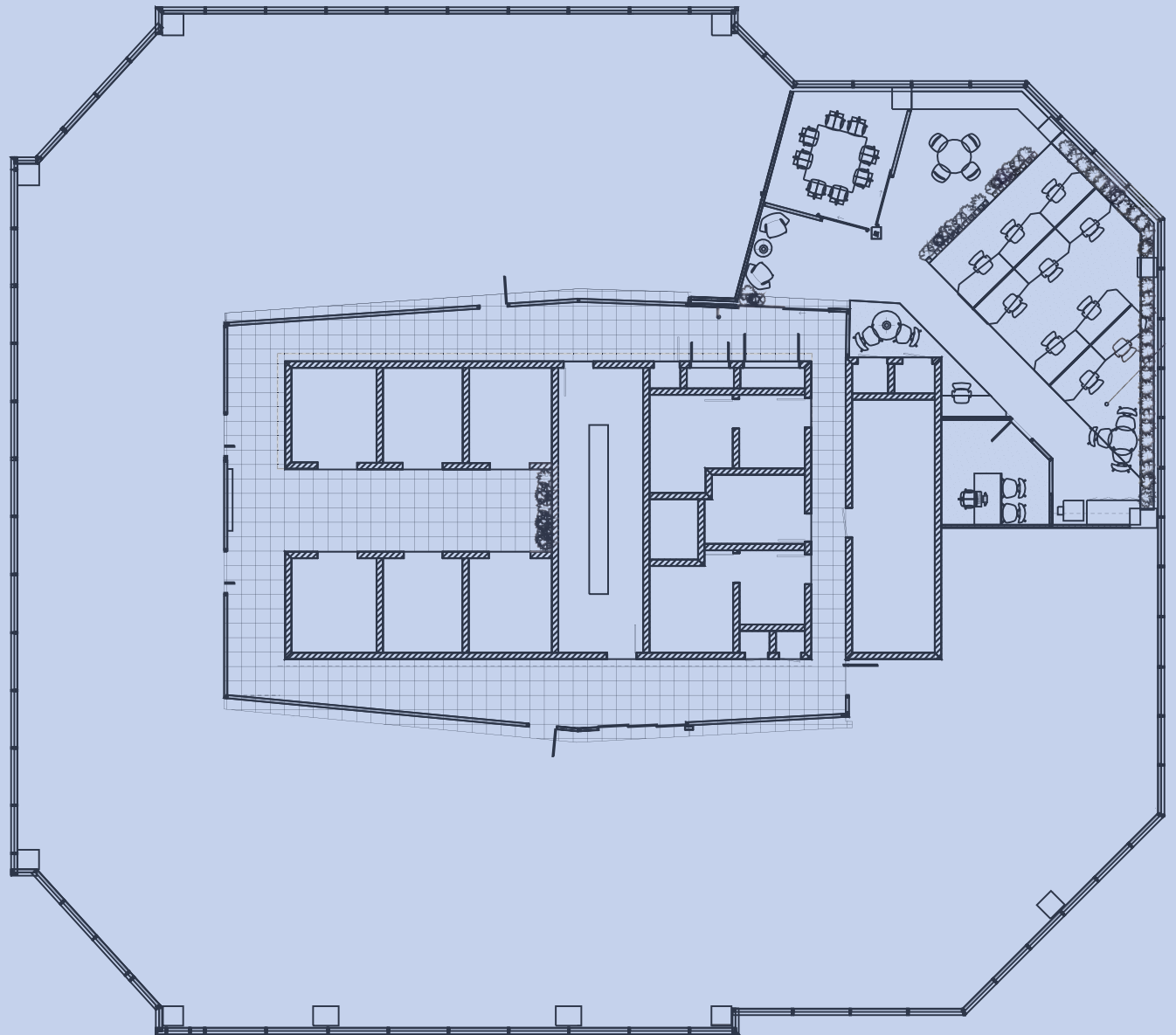


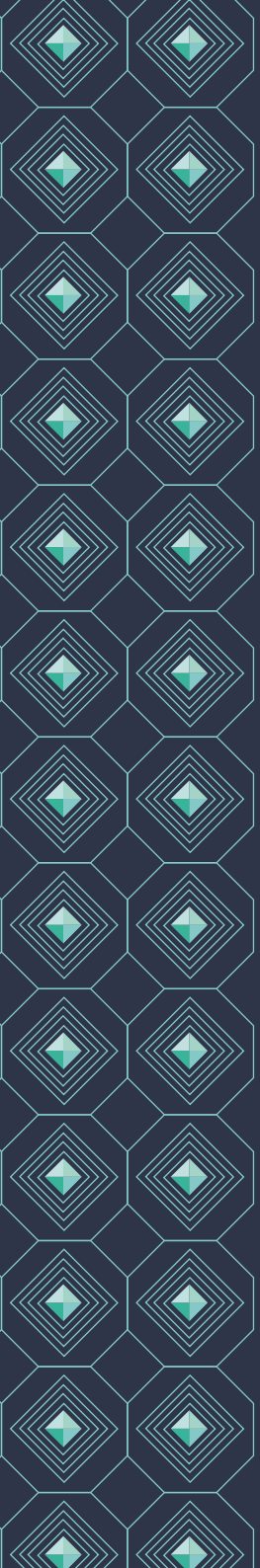
Suitable for 12 employees

Suite 10c

129 sqm

- 10 x workstations
- 1 x private office
- 1 x hot desk
- 1 x 8 person boardroom
- kitchen/breakout area
- 1 x utility printing area
- fully powered and data cabled



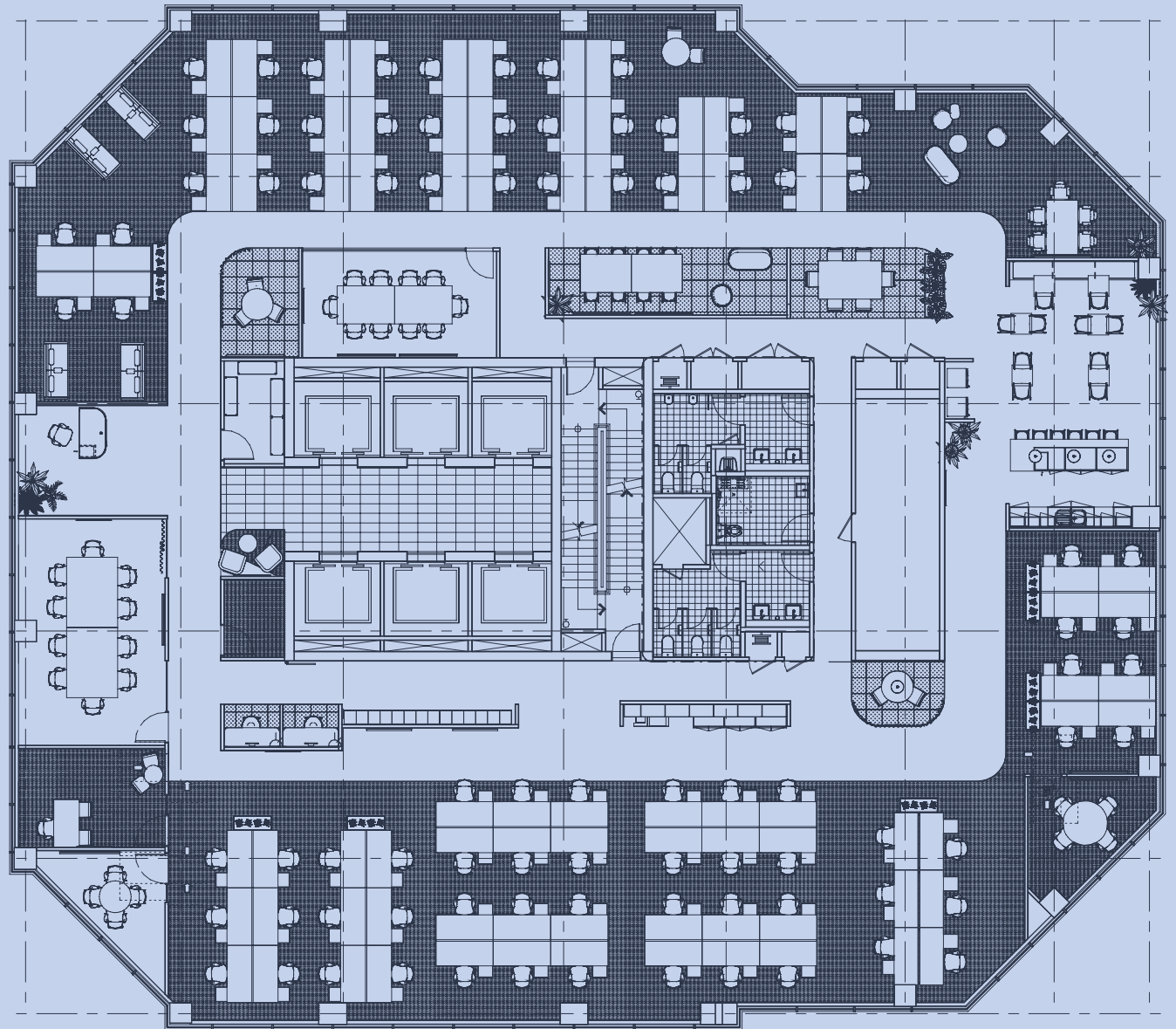


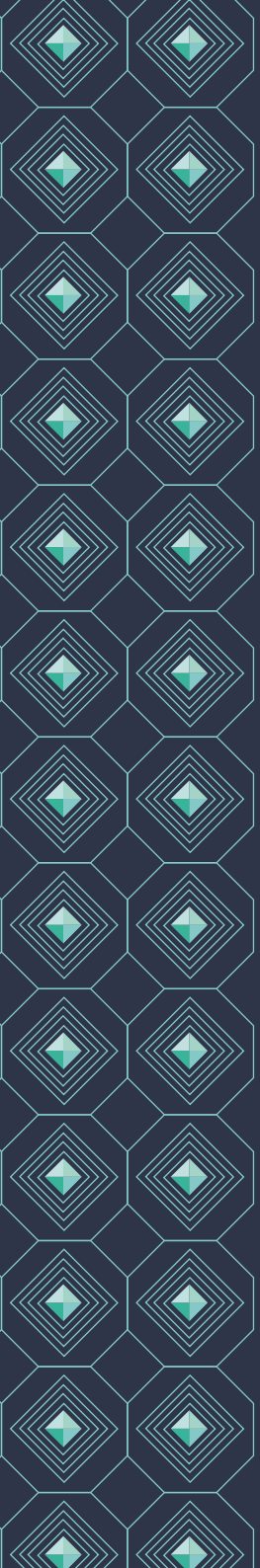
Suitable for 88 employees

Level 13

866 sqm

- reception area
- 86 x open plan workstations
- 1 x private office
- 1 x 10 person boardroom
- 2 x 4 person meeting rooms
- 2 x 3 person meeting space
- 2 x quiet booths
- multiple touchdown and collaboration areas
- 1 x utility printing area
- kitchen/breakout area
- ample locker storage
- fully powered and data cabled



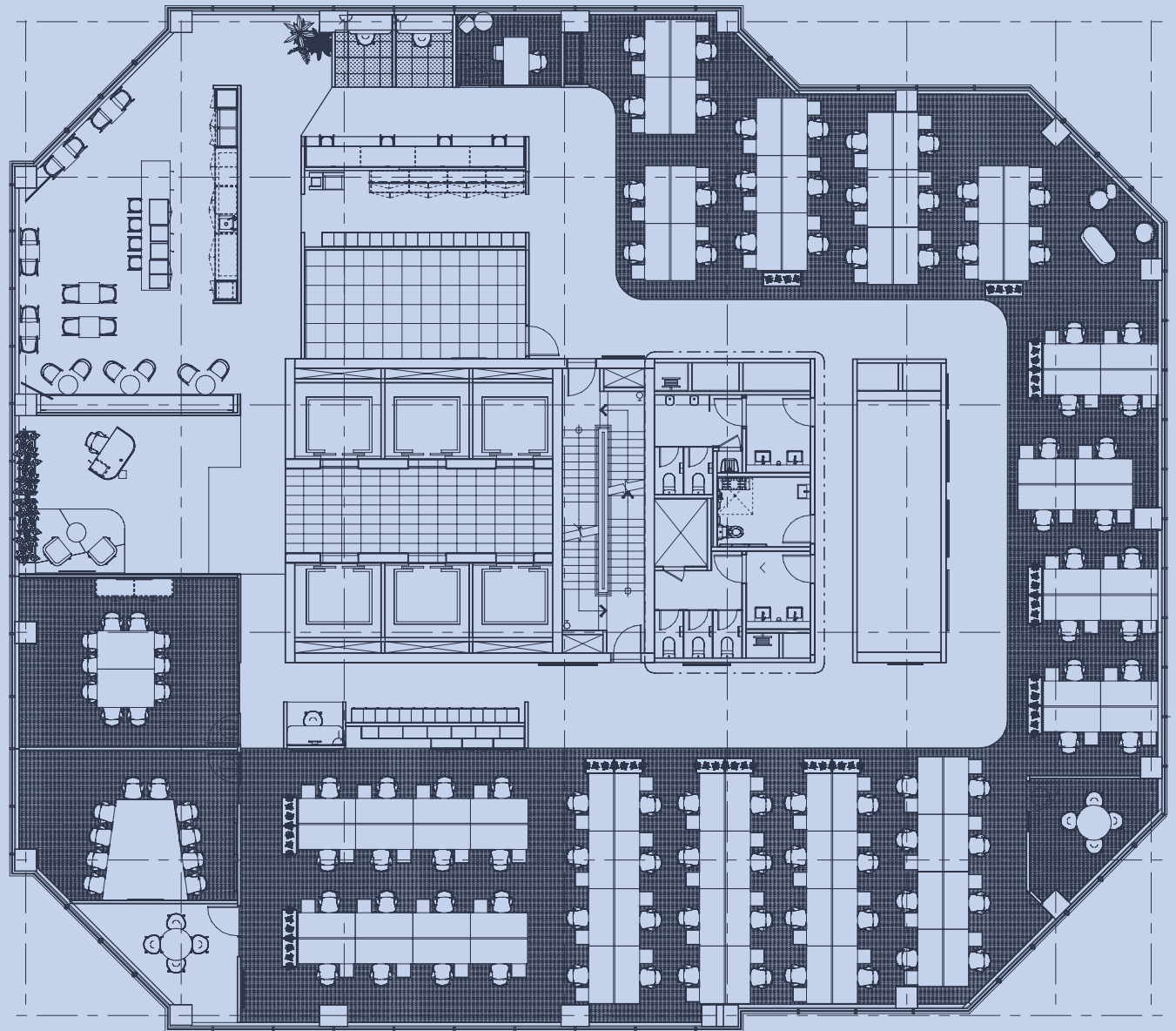


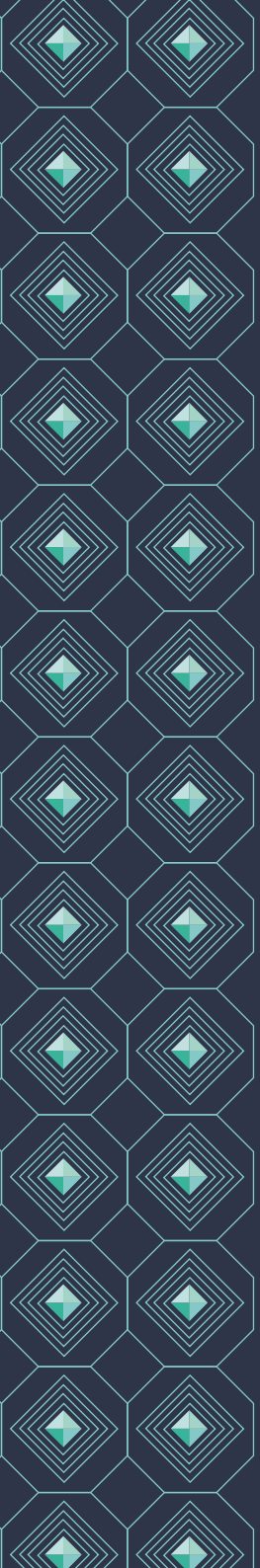
Suitable for 90 employees

Level 14

866 sqm

- reception area
- 88 x open plan workstations
- 1 x private office
- 1 x 10 person boardroom
- 1 x 10 person meeting room
- 2 x 4 person meeting rooms
- 2 x quiet booths
- multiple touchdown and collaboration areas
- kitchen/breakout area
- ample locker storage
- 1 x utility printing area
- fully powered and data cabled







Growthpoint provides spaces for you and your business to thrive. For more than 12 years, we've been investing in high-quality industrial and office properties across Australia. Today, we own and manage 58 properties, valued at approximately \$5.1 billion.¹

We invest in our properties, ensuring they meet our tenants' needs now and into the future. We are committed to operating in a sustainable way and reducing our impact on the environment. We are targeting net zero by 2025.

Growthpoint is a real estate investment trust (REIT), listed on the ASX, and is part of the S&P/ASX 200.

Focus on sustainability

Key portfolio metrics at 31 December 2021



**5.2 star NABERS
Energy rating²**

netzero

targeting net zero 2025
across operationally controlled
assets and corporate activities



**5.0 star NABERS
Water rating²**



G R E S B
REAL ESTATE
sector leader 2021

1. Valuations as at 31 December 2021. Includes acquisition of 141 Camberwell Road, Hawthorn East, Victoria which settled in February 2022.

2. Office portfolio, as at 31 December 2021.



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PROPERTIES



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