

JOIN THE INNER  
URBAN OFFICE OASIS

SW 1 SOUTH  
BRISBANE



PREMIER  
LOCATION ON THE  
BRISBANE FRINGE  
JUST A 10 MINUTE  
WALK TO THE  
BRISBANE CBD

**SW 1** SOUTH BRISBANE



EXPERIENCE AN INNER-URBAN OASIS  
FEATURING GENEROUS PUBLIC SPACES  
AND LUSH SUB-TROPICAL GARDENS





# FOUR EXCEPTIONAL OFFICE BUILDINGS ONE PREMIER LOCATION



Excellent public transport access



Flexible floorplates of up to 1,380sqm



Undercover onsite car parking



State-of-the-art end-of-trip facilities



Excellent natural light



Garden surrounds



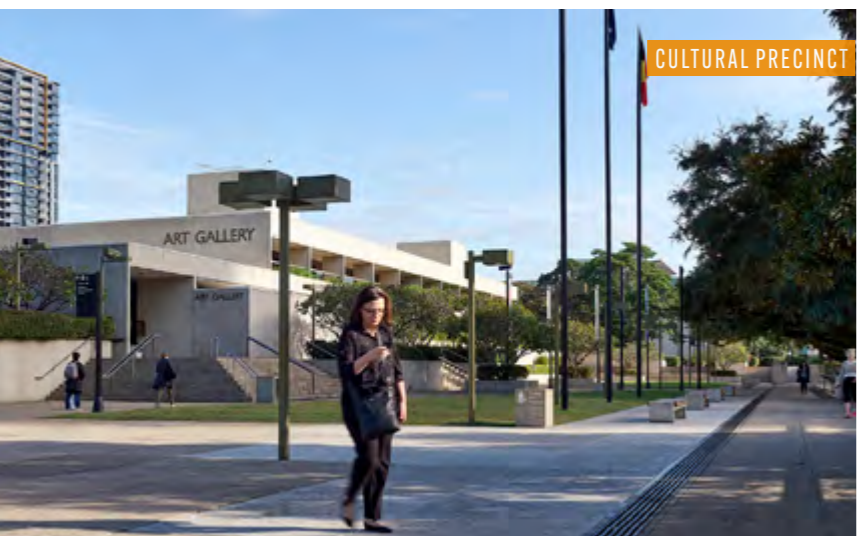
Onsite Amenity



Dining precinct

**SW** 1 SOUTH BRISBANE

EXPLORE YOUR  
SURROUNDINGS  
FIRST-CLASS  
DINING AND  
ENTERTAINMENT  
WAITING JUST  
OUTSIDE YOUR  
DOOR



LOCATION

# POSITIONED IN THE HEART OF SOUTH BRISBANE



**Cafes, Restaurants & Bars**

- 01 Pig 'N' Whistle
- 02 Kokoro Bento
- 03 Phuc Deli-Viet
- 04 Subway
- 05 Ginger & Green
- 06 Ramen Danbo
- 07 New retail
- 08 Pure Tastes Espresso
- 09 Southside
- 10 Fish Lane (dining precinct)
- 11 West End Village (dining precinct)
- 12 South Bank Village (dining precinct)



**Retail & Amenities**

- 13 IGA Supermarket
- 14 Coles West End
- 15 Woolworths Melbourne Street
- 16 Rouge Hair & Beauty
- 17 SW1 Ales & Wines
- 18 Sustain Gym
- 19 Body Fit Training South Brisbane
- 20 Cali-Fit
- 21 The Arbour Walk
- 22 The Clem Jones Promenade



**Arts & Culture**

- 23 Gallery of Modern Art (GOMA)
- 24 State Library of Queensland
- 25 Queensland Art Gallery (QAG)
- 26 Queensland Performing Arts Centre
- 27 Brisbane Convention & Exhibition Centre
- 28 The Wheel of Brisbane



**Accommodation**

- 29 Opera Apartments South Bank
- 30 Novotel Brisbane
- 31 Arise Atlas Apartments
- 32 Vine Served Apartments
- 33 Ivy & Eve Apartments
- 34 Arise Soda Apartments



**SW1** SOUTH BRISBANE



CULTURAL CENTRE BUSWAY (250M)



CITYCAT FERRY



ONSITE PARKING



SOUTH BRISBANE TRAIN STATION (250M)



BIKE TO WORK

ENJOY THE CONVENIENCE OF EASY ACCESS TO PUBLIC TRANSPORT, ONSITE PARKING AND HOTEL-STYLE END-OF-TRIP FACILITIES



HOTEL-STYLE END-OF-TRIP FACILITIES



# CENTRAL LOCATION EASILY ACCESSED BY YOUR CHOICE OF RIVER, ROAD OR RAIL



**Public transport access**  
Within walking distance to South Brisbane and Cultural Centre Stations and South Bank Ferry Terminal



**On-site Parking**  
Secure basement parking  
~725 car bays  
Designated visitor parking



**End-of-Trip**  
233 Lockers  
128 bike racks  
8 female showers  
10 male showers





# 104 MELBOURNE STREET, SOUTH BRISBANE



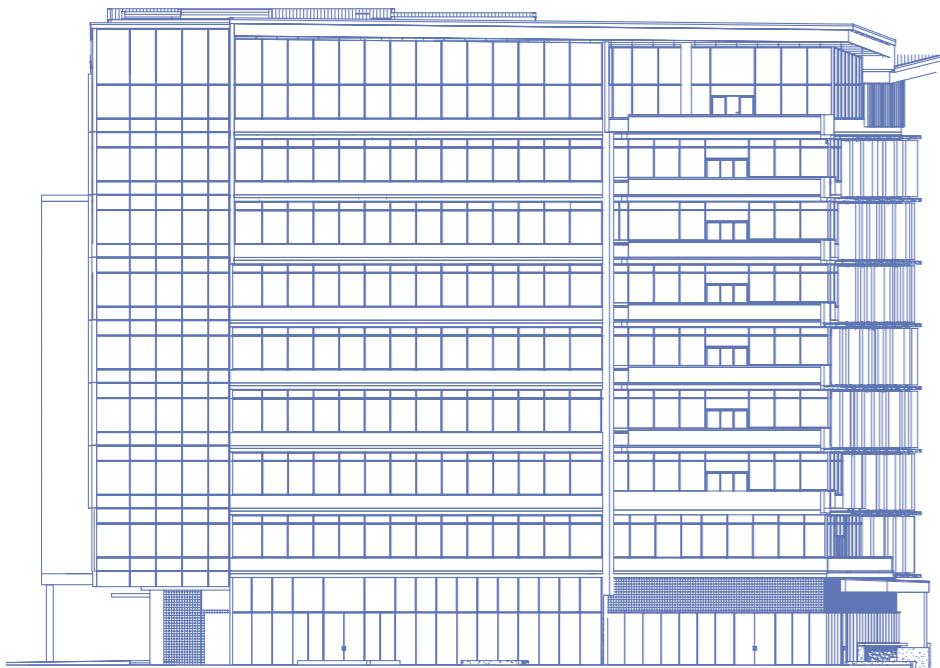
Suitable for 130-140 people per floor



5.0 Star NABERS Energy rated



4.5 Star NABERS Indoor Environment rated



LEVEL	SPACE	AVAILABILITY
Level 8	1,249 sqm	Now
Level 7	1,287 sqm	Now
Level 6	1,382 sqm	Now
Level 5	-	-
Level 4	-	-
Level 3	-	-
Level 2	-	-
Level 1	-	-
Ground	-	-



# 32 CORDELIA STREET, SOUTH BRISBANE



Suitable for 130-140 people per floor



6.0 Star NABERS Energy rated



5.5 Star NABERS Indoor Environment rated



LEVEL	SPACE	AVAILABILITY
Level 7	-	-
Level 6	-	-
Level 5	-	-
Level 4	-	-
Level 3	-	-
Level 2	1,311 sqm	Now
Level 1	-	-
Ground	-	-



# 52 MERIVALE STREET, SOUTH BRISBANE



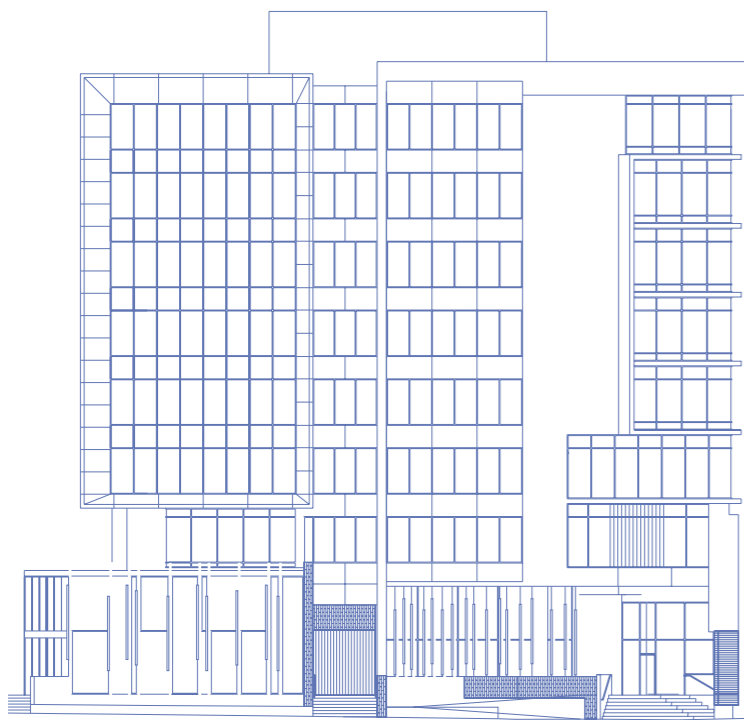
Suitable for 120-125 people per floor



5.0 Star NABERS Energy rated



5.0 Star NABERS Indoor Environment rated



LEVEL	SPACE	AVAILABILITY
Level 7	-	
Level 6	280 sqm 285 sqm	Now
Level 5	1,239 sqm	Now
Level 4	-	
Level 3	-	
Level 2	-	
Level 1	-	
Mezzanine	186 sqm	Now
Ground	-	



# 100 MELBOURNE STREET, SOUTH BRISBANE



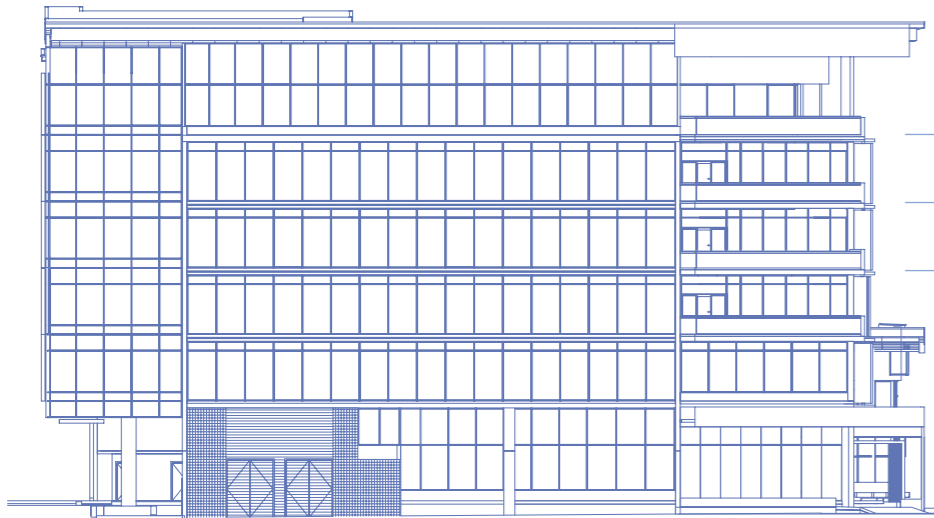
Suitable for 100-115 people per floor



5.0 Star NABERS Energy rated



5.0 Star NABERS Indoor Environment rated

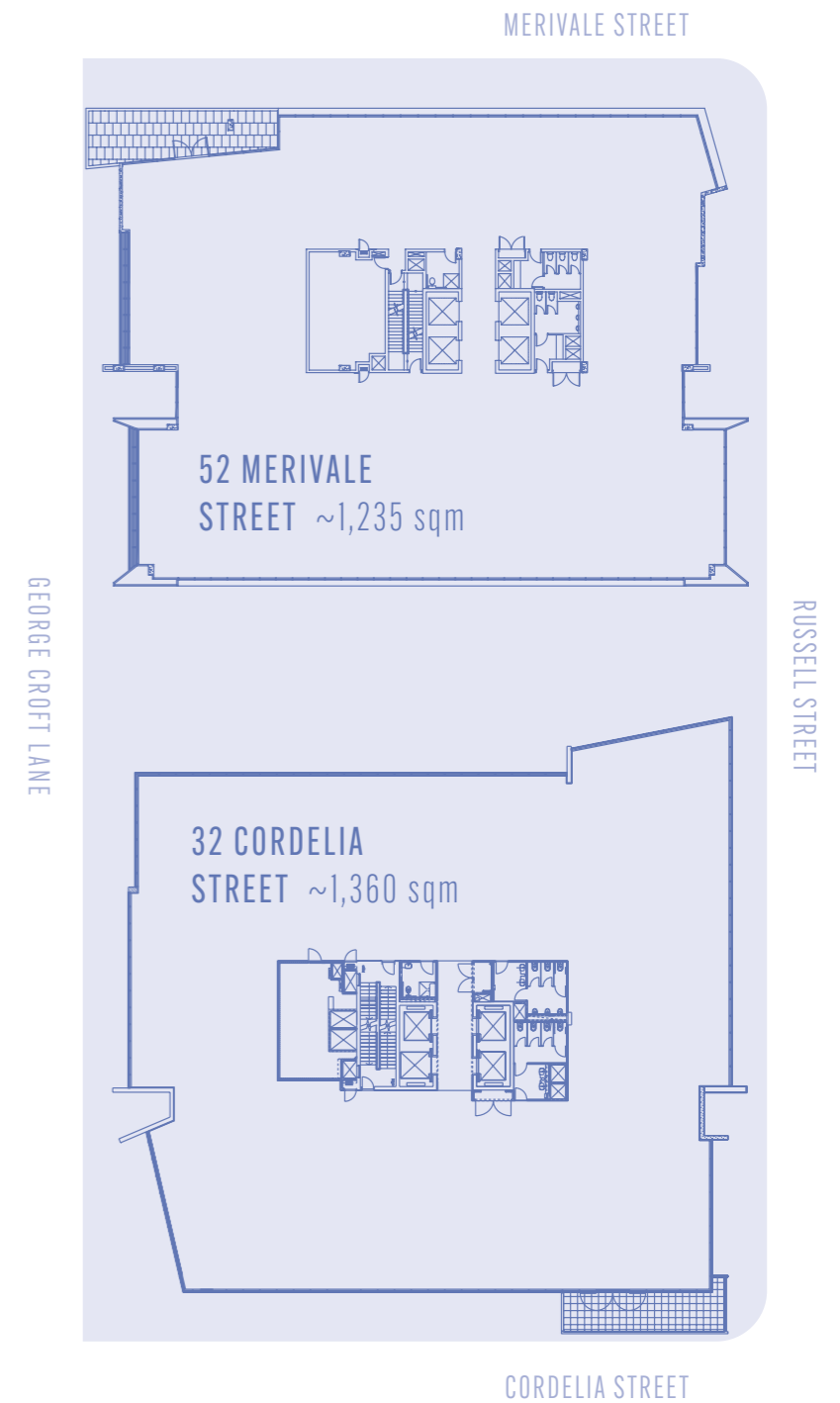


LEVEL	SPACE	AVAILABILITY
Level 5	-	-
Level 4	-	-
Level 3	-	-
Level 2	-	-
Level 1	-	-
Ground	-	-



# ROOM TO STRETCH

## LARGE, EFFICIENT FLOORPLATES RANGING FROM 1,150-1,380 sqm



ABOUT GROWTHPOINT

Growthpoint provides spaces for people 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 56 properties, valued at approximately \$4.6 billion.

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.

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



JOIN THE INNER-URBAN OASIS



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**SW 1** SOUTH BRISBANE

**GROWTH-POINT**  
PROPERTIES

