

LONDON

255

CIRCUIT

Your Gateway To The Commercial Heart of Canberra

GROWTH-POINT  
PROPERTIES AUSTRALIA







ARTIST IMPRESSION

# Building Overview

An exceptional opportunity for innovative organisations looking for a collaborative, engaging, and connected workplace.

LONDON CIRCUIT



**Current 5.0 Star NABERS Energy**

Growthpoint has developed a pathway and upgrades program to meet the Commonwealth Net Zero policy targeting min 5.5 NABERS Energy rating.



**4.5 Star NABERS Water**



**Carbon-neutral in operation**

The owner will complete electrification works to remove gas from the building



**Refurbished end-of-trip with bike storage and premium facilities, coming soon**



**Brand new lobby offering meeting lounges, concierge and biophilic space seating**



**Refreshed on-floor amenity**



**Existing purpose-built fitout available**



**Zone 3 security presence**

Department of Defence  
Airservices Australia

ACT Civil and  
Administrative Tribunal

Canberra  
Olympic Pool

ACT Government  
Stantec  
CBRE

National Library  
of Australia

King & Wood Mallesons  
Minter Ellison

Lake Burley  
Griffin

Department of Foreign  
Affairs & Trade

ACT  
Government

Jacobs  
Australia

Parliament House

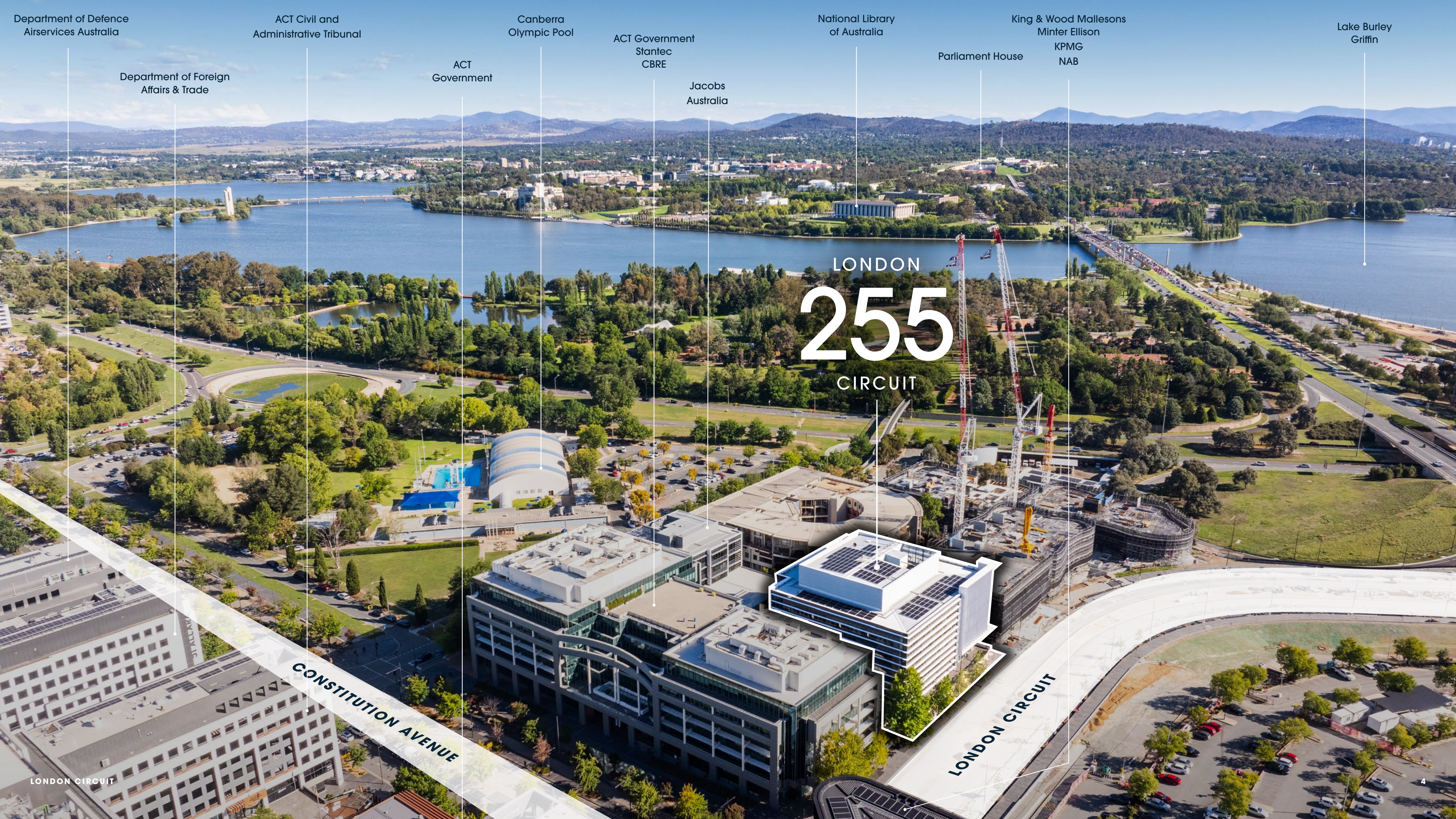
KPMG  
NAB

# LONDON 255 CIRCUIT

CONSTITUTION AVENUE

LONDON CIRCUIT









LONDON CIRCUIT



# Canberra's Most Connected Business Precinct

- 1 National Convention Centre
- 2 Commonwealth Park
- 3 Canberra Centre
- 4 Civic Square
- 5 Acton Waterfront
- 6 Magistrates Court

- 7 ACT Supreme Court
- 8 ACT Legislative Assembly
- 9 Canberra Museum
- 10 Canberra Olympic Pool
- 11 Canberra Theatre
- 12 UNSW Canberra City

-  Café
-  Restaurant
-  Bike Path
-  Bus Stop
-  Parking
-  Light Rail Stage 1: Gungahlin to City
-  Light Rail Stage 2A: City to Commonwealth Park (under construction)
-  Proposed Light Rail Stage 2B: Commonwealth Park to Woden

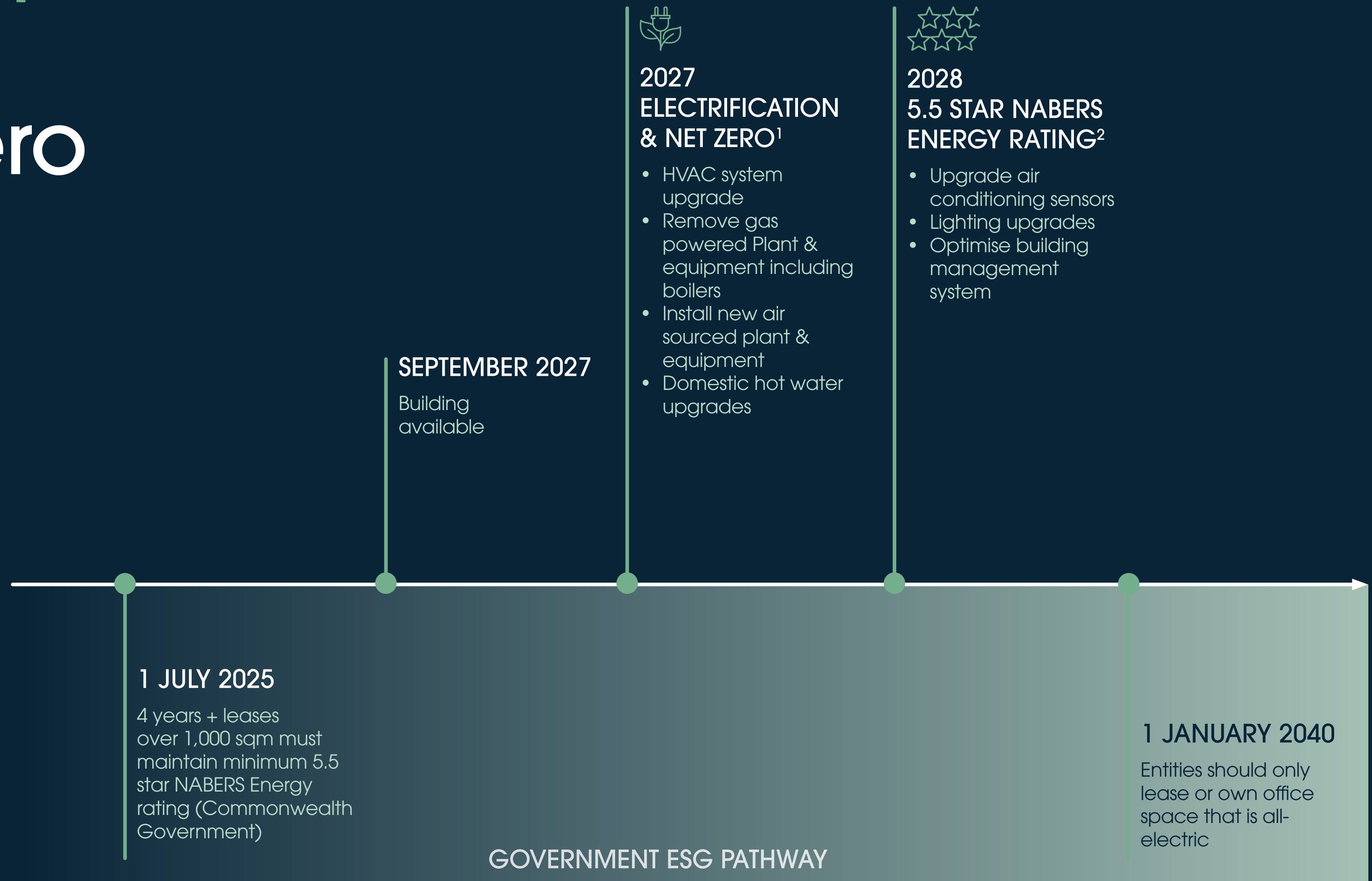


# Brown to Green Our Pathway Towards Net Zero

255 London Circuit will be one of the first existing buildings in Canberra to achieve a Net Zero greenhouse gas emission strategy, targeting:

- Full building electrification by 2027
- Net Zero by 2027<sup>1</sup>
- Upgrade 5.0 star NABERS Energy rating to 5.5 stars<sup>2</sup> by 2028

1. Base building. Strategy is based on net zero operational carbon emissions and does not include embodied carbon emissions.  
2. Base building rating.



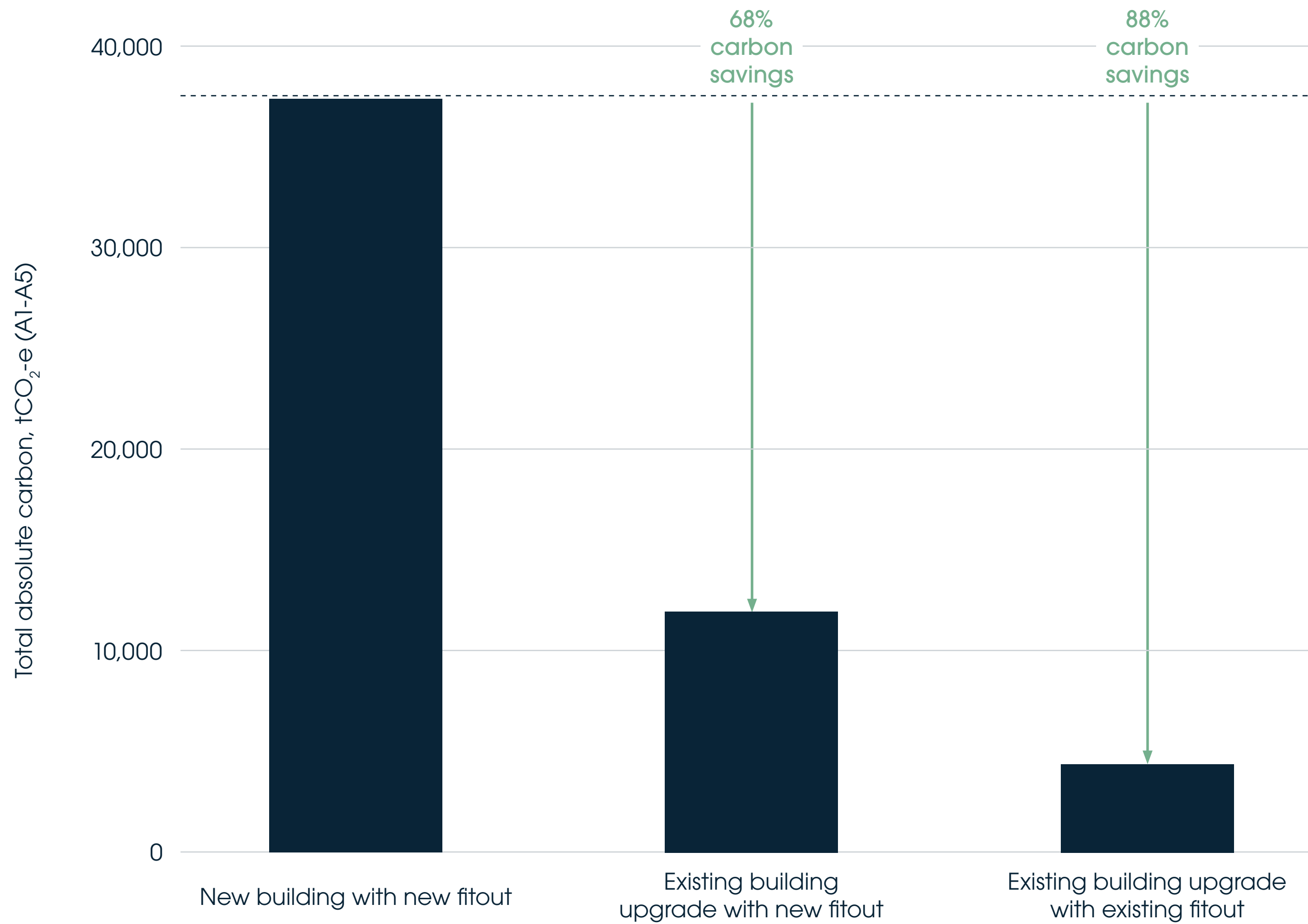


Figure 1: Potential upfront carbon reduction from adaptive reuse of existing building and office spaces

# Carbon Impact of Adaptive Reuse

Adaptive reuse is a process of repurposing an existing building and materials into a functional office space, while retaining the core elements **reducing carbon, cost and time**.

Upfront emissions are generated during or prior to construction and accounted for approximately 7% of Australia’s national emissions in 2022–23.

Adaptive reuse is a core element of circular construction principles. It significantly reduces upfront carbon emissions and plays a key role in achieving science-based targets for a 1.5°C scenario, aligning with the Paris Agreement and Australia’s climate goals.

Retaining and upgrading 255 London Circuit saves over 33,000 tonnes of CO<sub>2</sub>-e upfront compared to a new build with a new fitout, supporting sustainable practices and lower carbon footprints.



Taking ~16,700 cars off the road for a year<sup>1</sup>



Planting ~1,023,000 trees to offset the emissions<sup>2</sup>

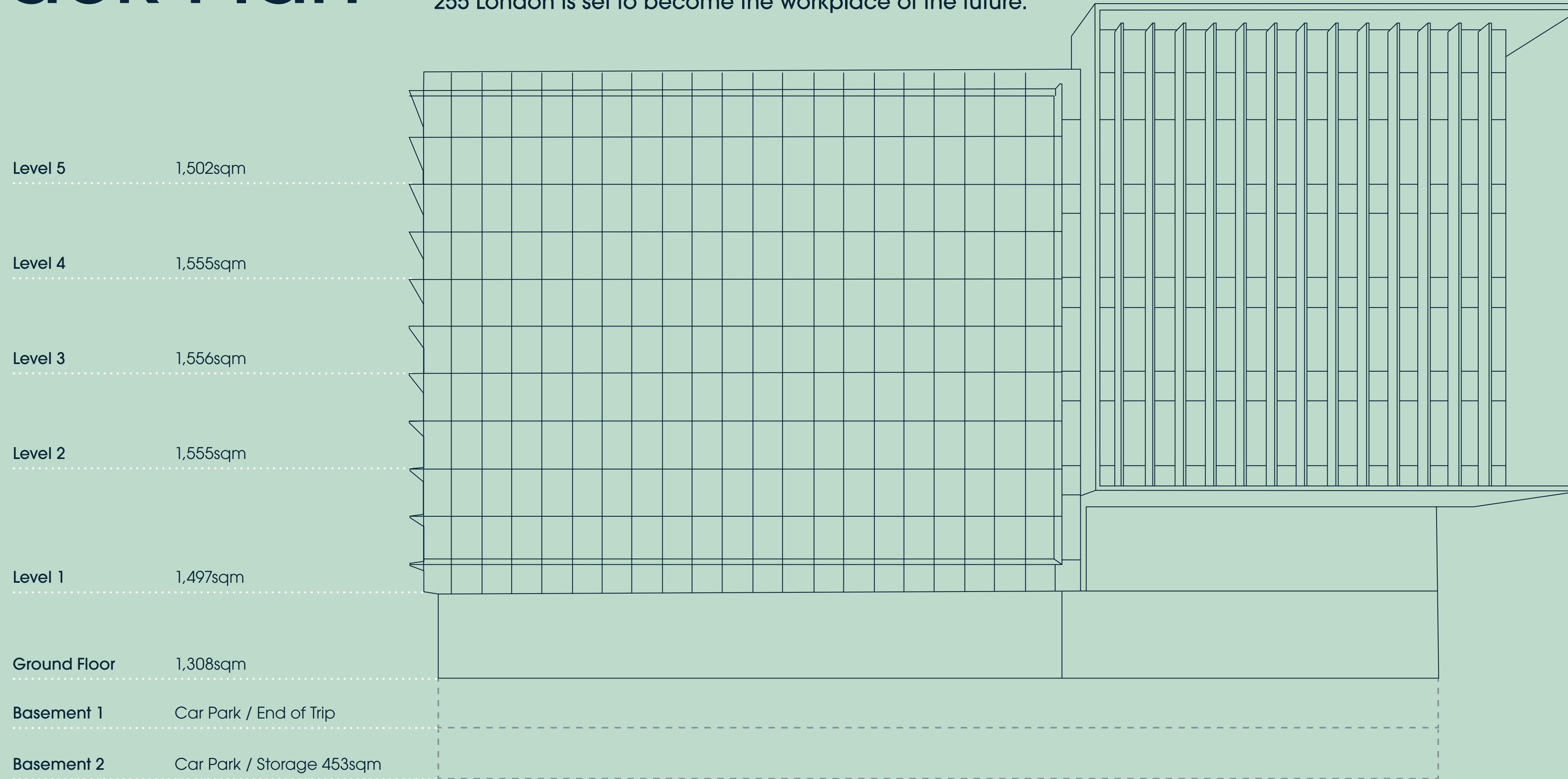


Taking ~183,400 one-way flight trip from Melbourne to Canberra<sup>3</sup>

1. Based on the average CO<sub>2</sub> per km (g/km) for the average new light vehicle sold in 2019 of 181 g/km (Vehicle emissions | Green Vehicle Guide) and average distance driven per year for passenger vehicles in Australia of 11,000km (Survey of Motor Vehicle Use | ABS).  
 2. Based on the average of 1 mature tree to absorb 31.5 kgCO<sub>2</sub>-e per year, and 31 trees to be planted to offset 1 tonne of CO<sub>2</sub> over their lifetime (Calculation of CO<sub>2</sub> offsetting | Encon).  
 3. Based on 0.18 tCO<sub>2</sub> per trip of a direct, one-way flight trip from Melbourne (MEL) to Canberra (CBR) in Australia, approximately 500 km, for one traveller in Economy Class (CO<sub>2</sub> Flight Calculator | MyClimate).

# Stack Plan

A standalone opportunity with flexible workspaces, modern facilities and amenities, and smart technology, 255 London is set to become the workplace of the future.



Whole Building opportunity



Zone 3 Security



Contiguous Floors

Interconnected contiguous floors featuring an internal staircase, facilitating seamless inter-floor movement for occupants.



Existing Government Fitout

# Ground Floor



- 1 Main Entrance
- 2 Entry Lobby
- 3 Flexi - Library/Collaboration Space
- 4 Biophilic Space Seating
- 5 Reception
- 6 Security
- 7 Stairs
- 8 DDA
- 9 Lift Lobby
- 10 Open Workspace
- 11 Meeting Pod
- 12 Rear Entrance



# A Focus on Wellness



Arrival Lounge



Showers and  
Changeroom Amenity



70 Bicycle Racks



- 1 Lift Lobby
- 2 Male End of Trip
- 3 Female End of Trip
- 4 DDA
- 5 All Gender
- 6 Stair Lobby
- 7 Bicycle Storage



ARTIST IMPRESSION

# Floor Plan

## Typical Floorplate



# Our Committed Relationship

Growthpoint Property's Australia is proud to manage 14 key properties occupied by the Australian Government, **comprising 31% of our total portfolio.**



## Western Australia

836 Wellington Street, West Perth



## South Australia

33 Richmond Road, Keswick

10 -12 Butler Boulevard, Adelaide Airport



## New South Wales

1 Charles Street, Parramatta



## Queensland

307 Queen Street, Brisbane City

15 Green Square Close, Fortitude Valley

100 Skyring Terrace, Newstead



## Victoria

109 Burwood Road, Hawthorn

141 Camberwell Road, Hawthorn East

165- 169 Thomas Street Dandenong



## Australia Capital Territory

2 Bowes Street, Phillip

255 London Circuit, Canberra

2 Constitution Avenue, Canberra

10 Mort Street, Canberra

# Creating Value Beyond Real Estate



Since 2009  
Growthpoint

\$6B  
AUM

\$4.4M  
of 57 office assets valued

Net Zero  
by 1 July 2025

Growthpoint provides spaces for you and your business to thrive.

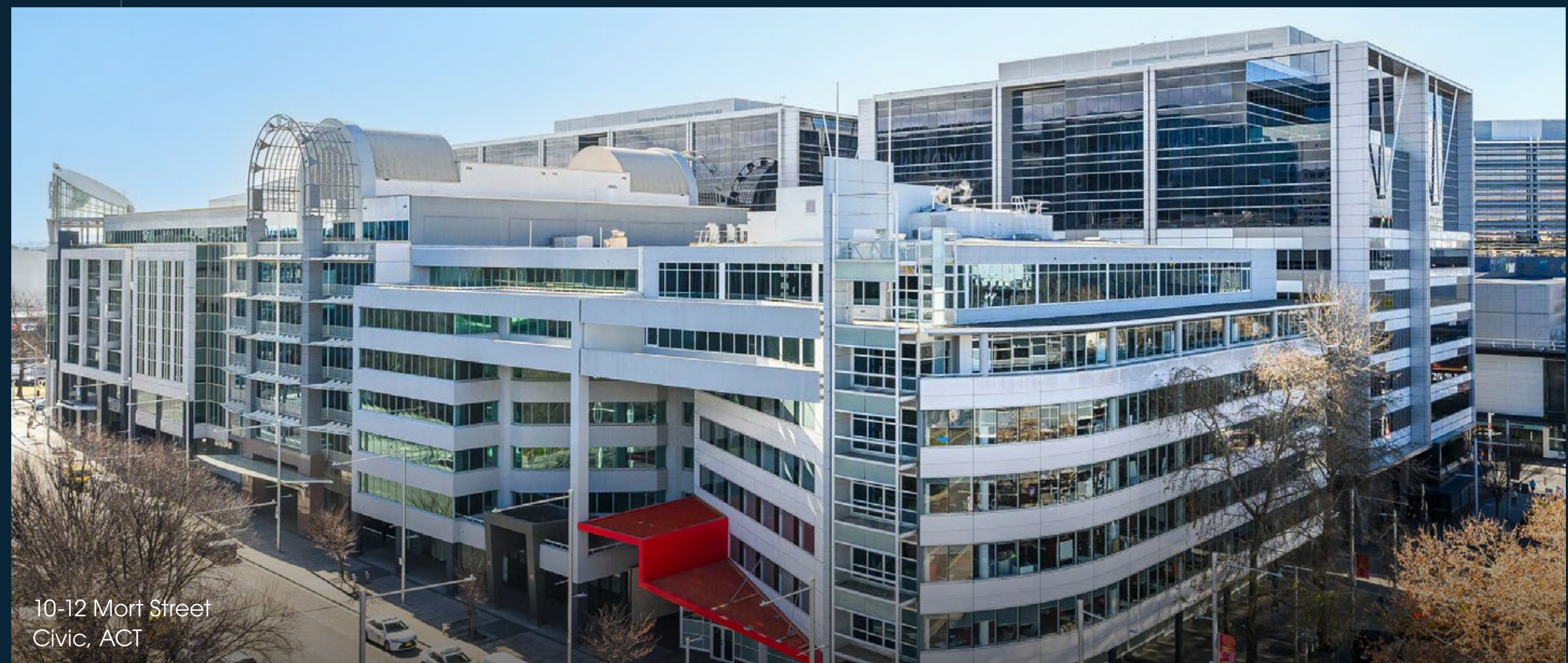
Since 2009 we've been investing in high-quality Australian real estate.

Today, we have \$6.0 billion total assets under management<sup>1</sup> – 57 high-quality, modern office and industrial properties, valued at approximately \$4.4 billion. We also manage a further nine assets, valued at \$1.6 billion, through our funds management business, which invests in office, retail and mixed-use properties.

We are committed to operating in a sustainable way and are on track to achieve our net zero target by 1 July 2025<sup>2</sup>.



2 Constitution Avenue,  
Canberra, ACT



10-12 Mort Street  
Civic, ACT

1. As at 30 June 2024  
2. Across our directly owned office assets and corporate activities

# Agent Details



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Creative by  
**Nose to Tail**