

2CA

2 CONSTITUTION AVENUE, CANBERRA



A-Grade Quality Office Accomodation

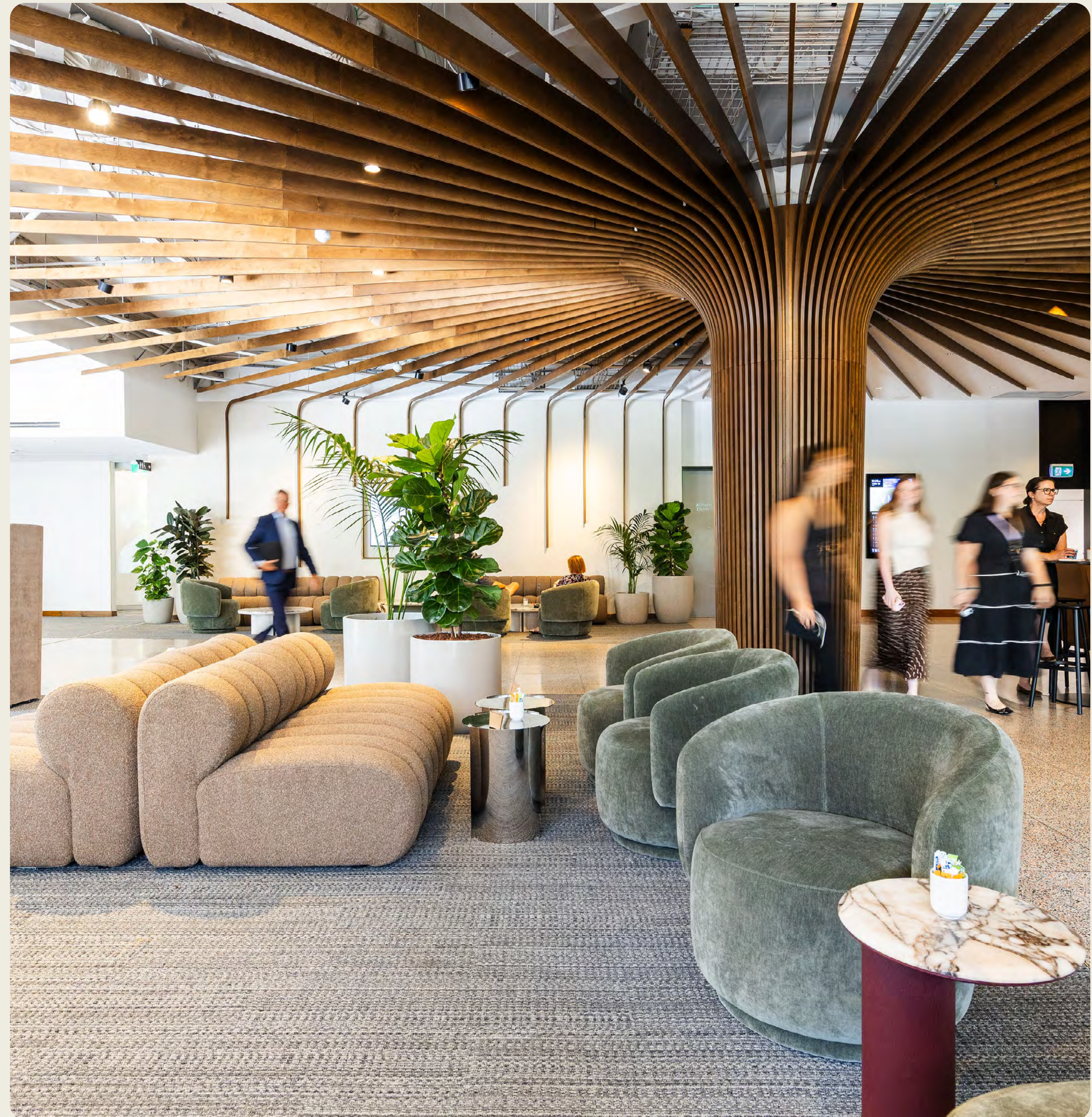


A New Destination For Your Business at 2CA

2CA is a landmark building situated on Canberra's prominent Constitution Avenue. This dynamic workplace offers businesses the opportunity to thrive at the centre of Australia's political, economic and cultural power.

Offering A-Grade office space equal to that of brand-new buildings, along with the ability to meet the strictest security and environmental requirements for the Commonwealth. Featuring open, light-filled spaces with recently completed high quality Commonwealth Fitout, adding value to whole of life costs for new leases.

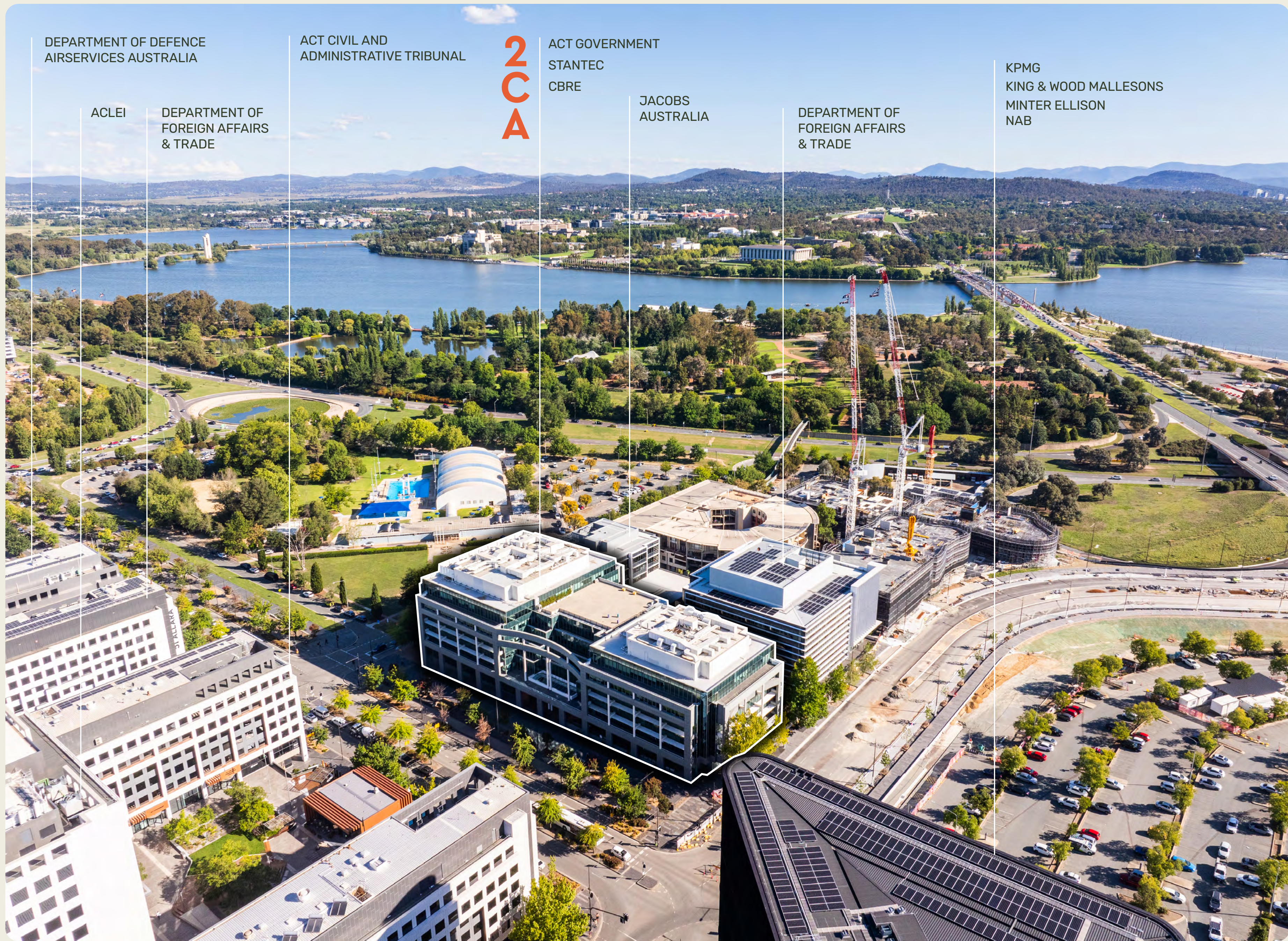
2CA



Canberra's Most Dynamic Precinct

More than just a workplace, it's a hub for collaboration, wellbeing, community, and sustainability.

Just a short walk from the Canberra Centre and Lake Burley Griffin, 2 Constitution Avenue combines convenience with connectivity. It's easily accessible from anywhere in Canberra, allowing you to bypass city congestion and enjoy a seamless commute.



DEPARTMENT OF DEFENCE
AIRSERVICES AUSTRALIA

ACT CIVIL AND
ADMINISTRATIVE TRIBUNAL

2
C
A

ACT GOVERNMENT
STANTEC
CBRE

JACOBS
AUSTRALIA

DEPARTMENT OF
FOREIGN AFFAIRS
& TRADE

KPMG
KING & WOOD MALLESONS
MINTER ELLISON
NAB

ACLEI

DEPARTMENT OF
FOREIGN AFFAIRS
& TRADE



A Destination Where Bold Ideas Happen



- 1 National Convention Centre
 - 2 Commonwealth Park
 - 3 Canberra Centre
 - 4 Civic Square
 - 5 Acton Waterfront
 - 6 Retail Shopping Centre
 - 7 Magistrates Court
 - 8 ACT Supreme Court
 - 9 ACT Legislative Assembly
 - 10 Canberra Museum
 - 11 Canberra Olympic Pool
 - 12 Canberra Theatre
 - 13 UNSW Canberra City
- Café
 - Restaurants
 - 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

Parliament House
5 min drive ↓

Barton
5 min drive ↓

Canberra Airport
10 min drive ↘

2CA

A New Destination For Work-Life Balance

Enjoy an early morning swim at Canberra Olympic Pool, cycle through the transformed Acton Waterfront and promenade, take your lunch to Henry Rolland Park and absorb the views of Black Mountain and Lake Burley Griffin. Due to its proximity to Australia's most picturesque and accessible green spaces and lakes, an active lifestyle is easy to come by at 2CA.

2CA



CANBERRA OLYMPIC POOL (230M)



HENRY ROLLAND PARK (800 M)



ACTON PROMENADE (700M)

The Capital of Taste



REDBRICK COFFEE (110M, 1 MIN WALK)

The Canberra Centre is the city's leading retail destination within a short walk from 2CA. A convenient food court with over 50 dining options, and an exciting new Tiger Lane precinct inspired by the hawker food centres of Asia is within close reach.

Head to the bustling eat streets of Braddon, with a dining scene that suits every taste, mood, budget and culture. Coffee, gelato, bread, ramen, burgers - Canberra is an exploding melting pot of flavour. If you're in the mood for a quick bite or a fine dining experience, you will find it all nearby.



HERO SUSHI, CANBERRA CENTRE (900M, 9 MIN WALK)

Building Features



Potential Connectivity
Between Floors



High Secure Fitted
Contiguous Whole
Floors



End of Trip Facilities
with Towel Service



Ground Floor Café &
Business Lounge



Expansive Floor
Plates Maximising
Natural Light



Efficient Densities
Maximising Productivity



Secure Basement
Parking



Building Signage



Carbon Net Zero
By 2028*

*targeted

2CA



A Destination of Wellness and Convenience



BUSINESS LOUNGE

The impressive lobby extends to become a meeting place with casual lounges for meetings and tenant connection.



END OF TRIP

Female and male bathroom facilities with locker storage are an integral part of our healthy workplace.



BIKE PARKING

2CA is part of Canberra’s comprehensive bike lane system. Dedicated basement bike storage eases your end of journey to work.



GROUND FLOOR CAFÉ

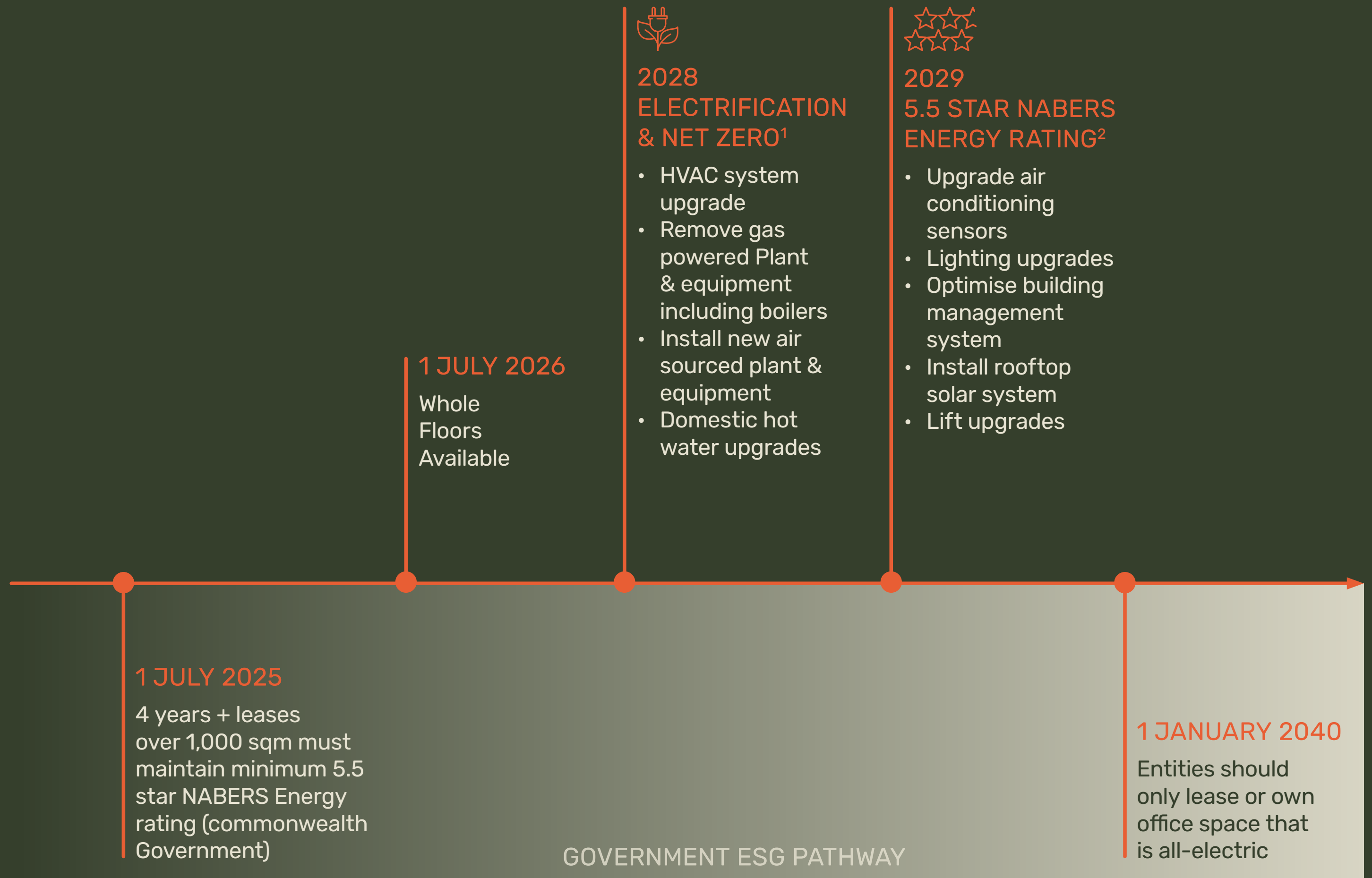
Brew & Brew is 2CA’s ground floor café, where Canberra’s most interesting and professional workforce greet you.

Brown to Green Our Pathway Towards Net Zero

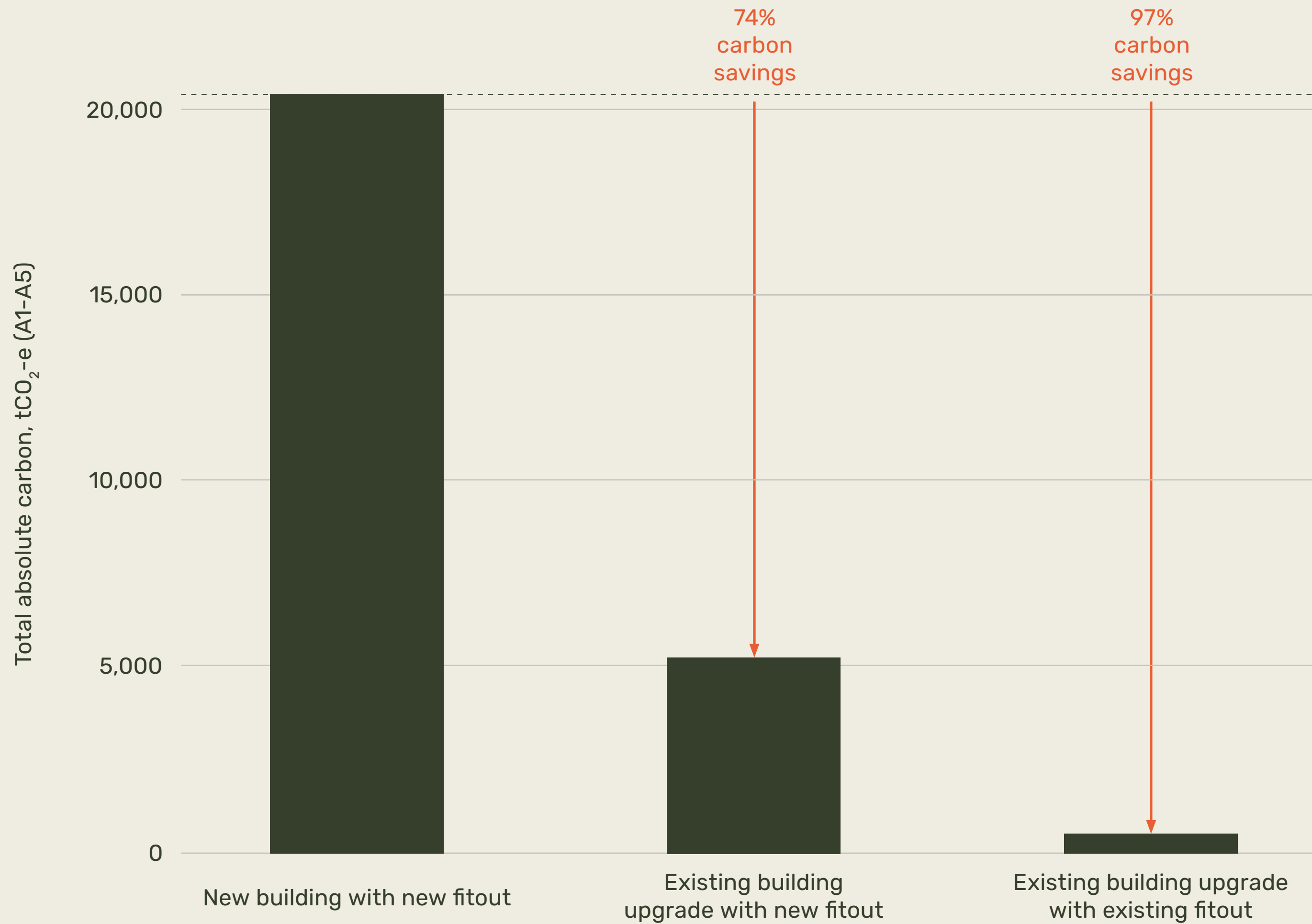
2 Constitution Avenue will be one of the first existing buildings in Canberra to achieve a Net Zero greenhouse gas emission strategy, targeting:

- Full building electrification by 2028
- Net Zero by 2028¹
- Upgrade 4.5 star NABERS Energy rating to 5.5 stars² by 2029

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



Carbon Impact of Adaptive Reuse at 2CA



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 2 Constitution Avenue with an existing fitout saves over 19,900 tonnes of CO₂-e upfront compared to a new build with a new fitout, supporting sustainable practices and lower carbon footprints.



Taking ~10,000 cars off the road for a year¹



~79,600 trees to absorb the emissions over its lifetime²



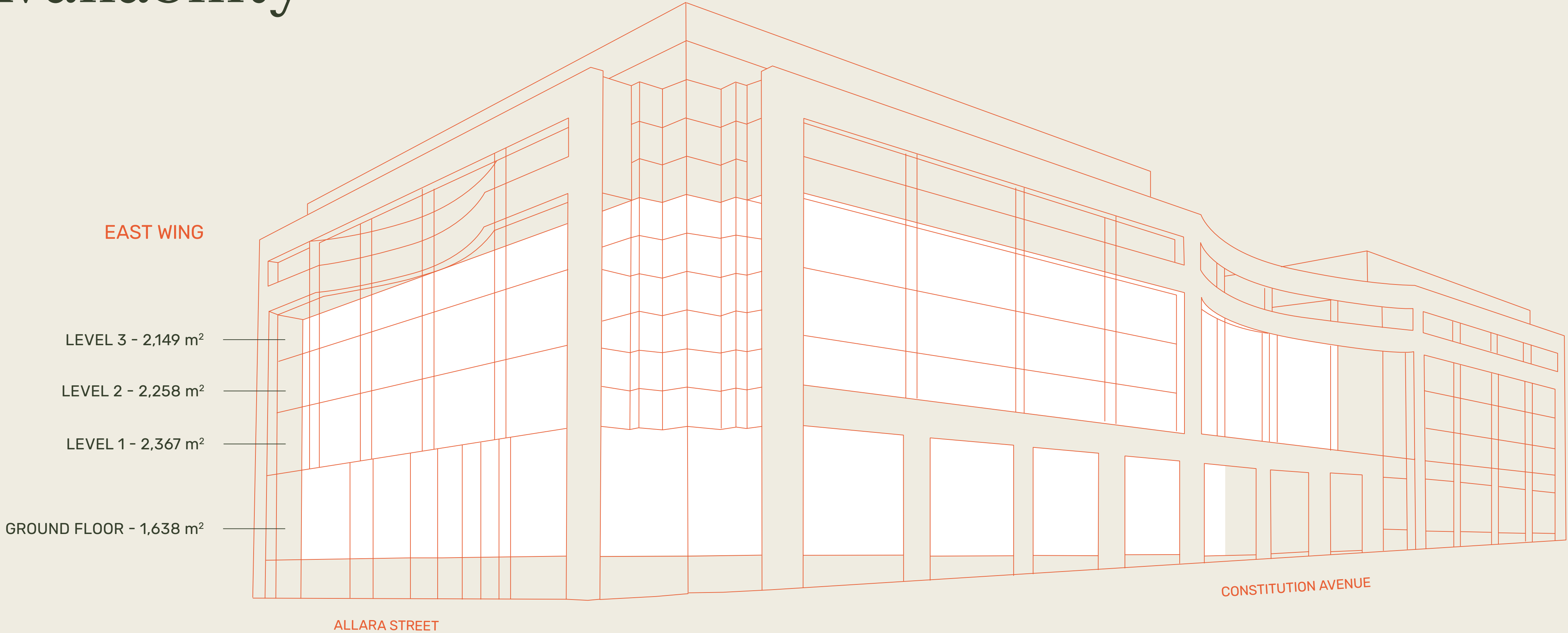
Taking ~110,600 one-way flight trip from Melbourne to Canberra³

1. Based on the average CO₂ 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 a typical tree absorbs approximately 200–300 kilograms of carbon dioxide over its lifetime, based on average growth rates, survival factors, and data from urban forestry studies (McPherson et al., 2013; U.S. Forest Service, 2008).
 3. Based on 0.18 tCO₂ 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 (CO₂ Flight Calculator | MyClimate).

Source: TSA Riley Report

Figure 1: Potential upfront carbon savings from adaptive reuse of existing building and fitout options

Availability



Contiguous Floors
Total Area: 8,412m²



High Quality Commonwealth Government Fitout



Flexible Floorplates



Secure Zoned Environments

2CA

High Quality Commonwealth Government Fitout

MODERN BREAKOUT SPACE SUPPORTING INFORMAL COLLABORATION AND CONNECTION



ARTIST IMPRESSION

WELCOMING RECEPTION AND CONCIERGE SERVICES



ARTIST IMPRESSION

FLEXIBLE OPEN-PLAN WORKSPACE SUPPORTING COLLABORATION AND PRODUCTIVITY



ARTIST IMPRESSION

EAST WING

Ground Floor – 1,638 m²

Meeting Room (8p)	4
Office	4
Collaboration	4
Quiet	7
Breakout Space	1
Tea Point	2
Work Stations	110



EAST WING

Level One – 2,367 m²

Conference Room (18p)	1
Board Room (10p)	4
Meeting Room (6p)	3
Office	6
Collaboration	2
Quiet	6
Breakout Space	1
Tea Point	2
Work Stations	180



EAST WING

Level Two – 2,258 m²

Conference Room (18p)	1
Board Room (10p)	2
Meeting Room (6p)	3
Office	6
Collaboration	2
Quiet	5
Breakout Space	1
Tea Point	2
Work Stations	180



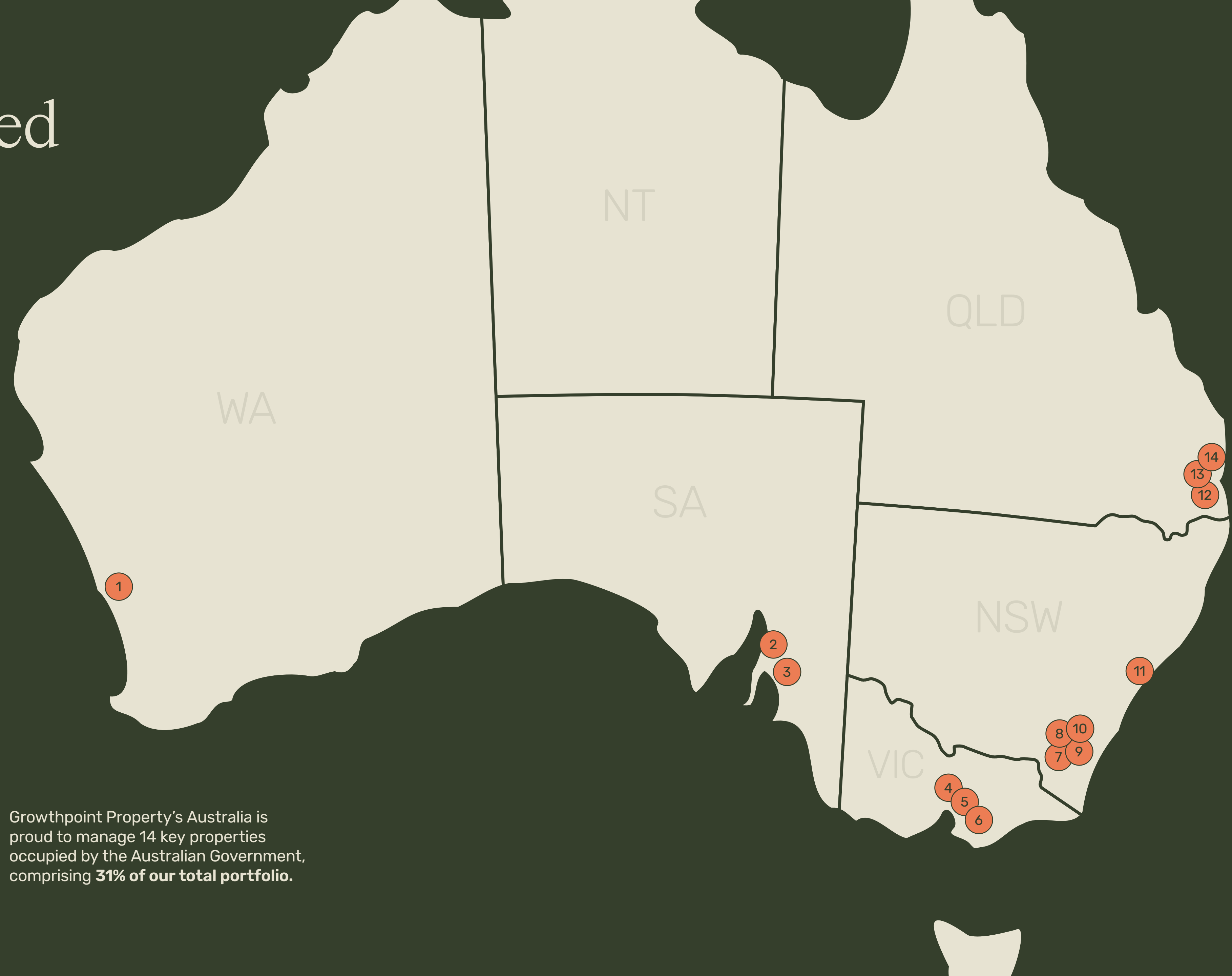
EAST WING

Level Three – 2,149 m²

Conference Room (18p)	1
Board Room (10p)	4
Meeting Room (6p)	3
Office	8
Collaboration	4
Quiet	9
Breakout Space	1
Tea Point	2
Work Stations	192



Our Committed Relationship



WA

- 1 836 Wellington Street, West Perth

SA

- 2 33 Richmond Road, Keswick
- 3 10 -12 Butler Boulevard, Adelaide Airport

VIC

- 4 109 Burwood Road, Hawthorn
- 5 141 Camberwell Road, Hawthorn East
- 6 165- 169 Thomas Street Dandenong

ACT

- 7 2 Bowes Street, Phillip
- 8 255 London Circuit, Canberra
- 9 2 Constitution Avenue, Canberra
- 10 10 Mort Street, Canberra

NSW

- 11 1 Charles Street, Parramatta

QLD

- 12 307 Queen Street, Brisbane City
- 13 15 Green Square Close, Fortitude Valley
- 14 100 Skyring Terrace, Newstead

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



BOTANICCA 3,
MELBOURNE

Creating Value Beyond Real Estate

Since 2009

Growthpoint

\$4.4M

of 57 office assets valued

\$6B

AUM

Net Zero

by 1 July 2025



10-12 MORT STREET
CIVIC, ACT



255 LONDON CIRCUIT,
CIVIC, ACT

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.

¹As at 30 June 2024

²Across our directly owned office assets and corporate activities



Leasing Enquiries

For more information, contact the exclusive sales agents below.

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CREATIVE BY
Nose to Tail