



100 SKYRING

NEWSTEAD, QLD



*“Introducing a rare opportunity to position
your business within Brisbane’s fastest
growing, major mixed-use precinct.”*

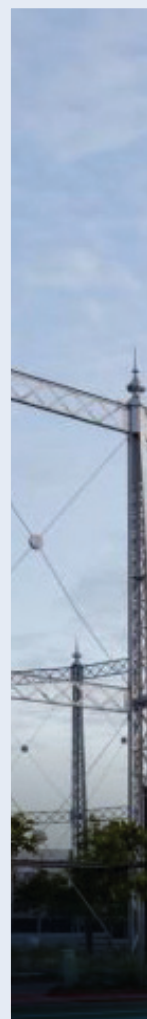
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100 SKYRING

NEWSTEAD, QLD

***100 SKYRING TERRACE WAS DESIGNED TO OFFER FUTURE-
FOCUSED WORK SPACES THAT COULD BE TAILORED
TO THE NEEDS OF EACH AND EVERY TENANT.***

100 Skyring Terrace is located in the heart of Brisbane's thriving Gasworks precinct, Newstead - a flourishing business and lifestyle community, only 3 kilometres from the city centre.

Completed in 2014, this 12 level prime office building comprises approximately 24,665 square metres of office space with large and efficient campus-style floors between from 2,200 to 2,800 square metres boasting inspiring 360 degree river and city views.

100 Skyring Terrace provides occupiers with access to Brisbane's best cafés, restaurants, gym, medical facilities and child care centres.

TENANCY AVAILABILITY

LEVEL 8 OVERVIEW



Net Lettable Area
1,098 sqm

Available immediately

Expansive views

High Quality
Existing Fitout

6-Star NABERS Rating

Secure car parking available



EXISTING FITOUT



Property Details:

Reception / Waiting Area	x1
Workstations	x93
Hotdesks	x2
Meeting Rooms (4-8 people)	x6
Boardroom (14 people)	x1
Staff Kitchen & Breakout Point	x1
Collaboration Hubs	x1

Other Features:

- ☒ Sublime views
- ☒ Floor to ceiling glass
- ☒ Great natural light
- ☒ Fully equipped server room
- ☒ All fitout & furniture included
- ☒ Modern fitout, quality finishes

[^]A comprehensive information package is available on request.



*“Join Brisbane’s premier mixed-use precinct,
a place to work, live, eat and play.”*

OPPORTUNITY HIGHLIGHTS



Exceptional Existing Fitout

100 Skyring Terrace offers a rare opportunity to position your business in Newstead's most highly sought after building, while inheriting an existing fitout of exceptional quality. The fitout offers a combination of creativity and functionality without compromising on quality.



Proximity to Car Parking

100 Skyring Terrace provides secure on site parking. In addition, there are four public car parks within a short walk which offer 2 hours free parking, in addition to long term parking.



Central Newstead Location

Situated on Skyring Terrace and adjacent to Ann Street, 100 Skyring Terrace is ideally positioned within 3km of the Brisbane CBD and within walking distance to key nearby Brisbane hotspots including;

✔ Emporium (400m) ✔ James Street (800m) ✔ King Street (1.1km) ✔ Howard Smith Wharves (2km)



Outstanding Surrounding Amenity

The property is supported by arguably Brisbane's best amenity within Newstead's lifestyle and retail precinct at Gasworks, providing countless boutique retailers, cafés, bars and restaurants, and anchored by Woolworths. In addition to the retailers, the property benefits from a number of gyms, health care providers, childcare and co-working facilities in the immediate surrounds. The nearby Haven precinct includes retailers such as;

1. E'cco Bistro 2. Betty's Burgers 3. Cheeky Poke 4. Salts Meats Cheese



Public Transport Accessibility

With multiple bus routes along Ann Street and Skyring Terrace and situated only 850m from the Teneriffe CityCat Terminal, 100 Skyring Terrace offers brilliant connectivity for staff and clients. Bowen Hills Station (1km) and Fortitude Valley Station (1.3km) are both short walking distances from the property.



IN GOOD COMPANY...

A. 100 SKYRING TERRACE

- 📍 BANK OF QUEENSLAND
- 📍 REDCHIP LAWYERS
- 📍 COLLECTION HOUSE
- 📍 KONICA MINOLTA

B. 1 BREAKFAST CREEK ROAD (100M*)

- 📍 FUJITSU AUSTRALIA
- 📍 FDC
- 📍 LOUIS DREYFUS
- 📍 WOLTER CONSULTING

C. 76 SKYRING TERRACE (100M*)

- 📍 AUSTRALIAN AGRICULTURAL COMPANY
- 📍 NATIONAL HEAVY VEHICLE REGULATOR
- 📍 CORPORATE HOUSE SERVICED OFFICES
- 📍 DENTSU AEGIS NETWORK

D. 26 REDDACLIFF STREET (100M*)

- 📍 ENERGEX

📍 HOWARD SMITH WHARVES (2KM*)

📍 BRISBANE CBD (3KM*)

📍 JAMES STREET PRECINCT (800M*)

📍 TOTAL FUSION PLATINUM, HEALTH CENTRE (300M*)

📍 GASWORKS RETAIL (50M*)

“The asset benefits from its strategic positioning opposite the booming Gasworks commercial, retail and residential precinct.”



RESTAURANTS
& EATERIES



BEAUTY
SERVICES



GYMS &
FITNESS



BREAKFAST
BARS & CAFÉS



GROCERY
STORES



SALONS &
BARBERS



RETAIL
STORES



Outline indicative only. *Walking distances only. Source: Google Maps (Jan, 2020).



"The Property is extremely well connected within the within the Urban Renewal Precinct. Located just moments from the CBD."

A CONNECTED LOCATION

SITUATED ON A PROMINENT CORNER WHICH SEES 65,000 VEHICLES PASS EACH DAY, THIS LOCATION PROVIDES THE PROPERTY WITH ULTIMATE EXPOSURE.

You will find some of Brisbane's best restaurants, cafés and bars within the precinct, combined with some of the cities best apartment buildings creating the ultimate environment to live, eat, work and play.

With direct access to major arterial roads and Brisbane's Domestic and International Airports via Ann Street, getting to the property and away is easy.



Train: 10 min walk to Bowen Hills or Fortitude Valley Stations, serviced by all trains.



CityGlider Bus: Services to CBD every 5 mins during peak hour and 10-15 mins off-peak.



Bus: Key bus routes run along Skyring Terrace and Breakfast Creek Road.



CityCat: 10 min walk to Teneriffe Ferry Wharf for Cross River Ferry to Bulimba and CityCat services.



Parking: 300+ bays at Gasworks with 2 hours free, and parking at Haven Retail and the Homemaker City.



Bicycle: Bicycle lane network including CityCycle Bike Hire Station on Skyring Terrace.



Cafés & Restaurants: A myriad of restaurants, cafés and bars nearby, along with health clubs and recreation areas.



Airport: Direct road access to Brisbane Airport in 20 mins via the Airport Link Road.

ENQUIRE TODAY...



Exclusively presented to the market by JLL (QLD) and Colliers International. For further information or to arrange an inspection please contact the exclusive agents.



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