

32^{SW 1} Cordelia Street

OFFICE SPACE NOW LEASING IN SOUTH BRISBANE'S
ESTABLISHED COMMERCIAL PRECINCT

GROWTHPOINT
PROPERTIES AUSTRALIA



A Parkside Position, Built for Business.

There's something special brewing at South Brisbane.

Of course, there's the glistening river views, the city's big four landmarks and world-class restaurants helmed by top chefs. But this is a precinct constantly evolving, revealing new secrets reserved for the lucky few.

Make your mark at 32 Cordelia. Work meets wellbeing here, positioned by the park in the heart of South Brisbane. Step outside to vibrant dining, culture and green spaces, while enjoying a contemporary business address designed for collaboration and connection.



32 Cordelia in Summary



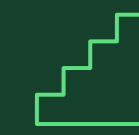
A Grade office
accommodation



Located in the established
SW1 precinct with opportunity
for expansion as your
business grows



10,003sqm available
over 7 floors



Seamless intertenancy stair
travel between levels



Private outdoor terraces
on every floor



Onsite basement
car parking



6 Star NABERS Energy



6 Star NABERS Water



Prominent sky signage on
the corner of Cordelia Street
and Russell Street



Onsite amenity including
cafes, restaurants and
convenience retail



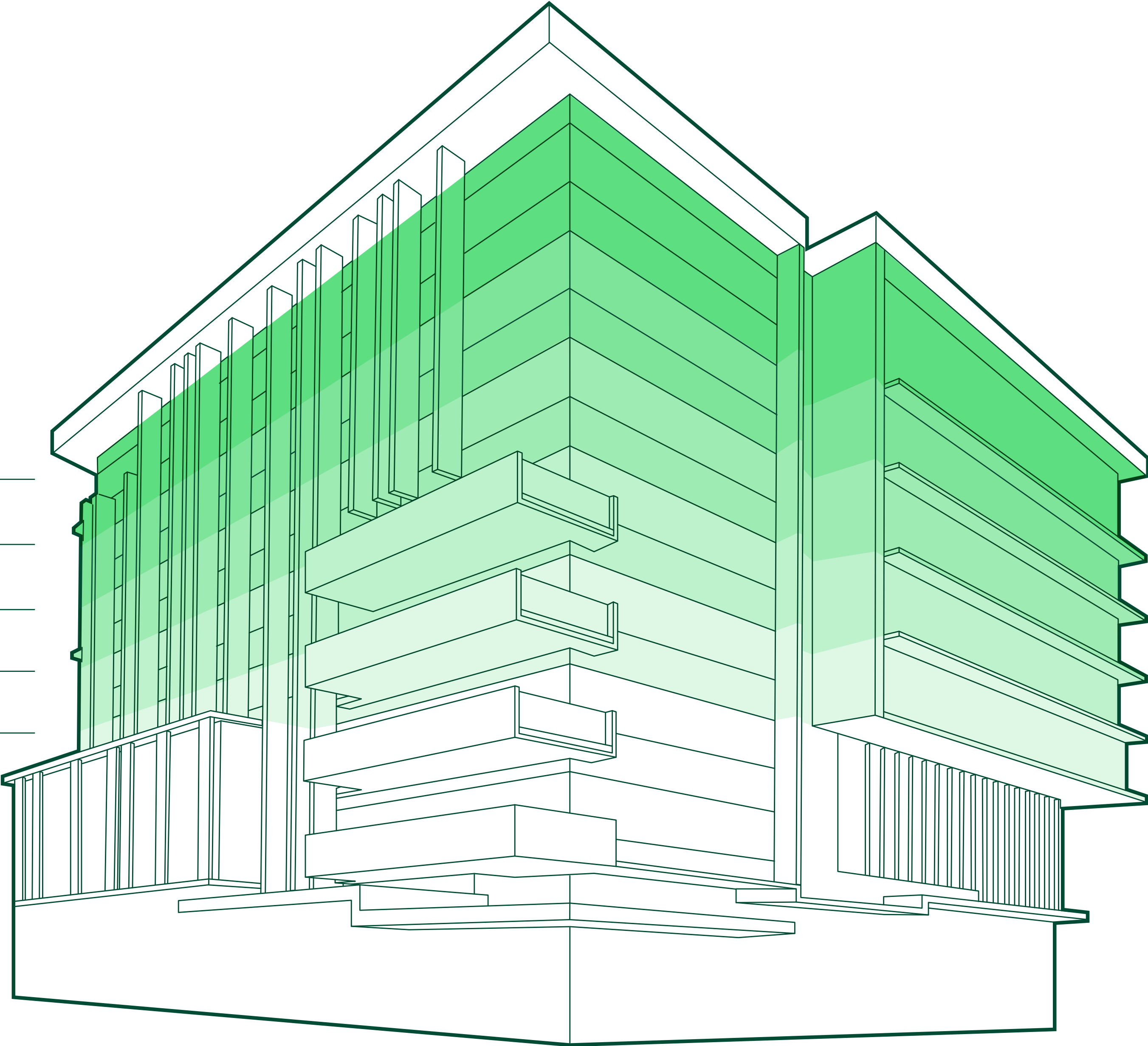
Located just 750m from
Brisbane CBD



Excellent public
transport access

Stack Plan

Level 7	1,357 sqm	Interconnected Stairs	
Level 6	1,362 sqm		
Level 5	1,364 sqm		
Level 4	1,362 sqm		
Level 3	1,365 sqm		
Level 2	LEASED		
Level 1	LEASED		
Ground Floor			





One Landlord.
Endless
Opportunities.

Welcome
to SW1.

An established commercial precinct in Australia's tropical metropolis

SW1

Surrounded by beautiful public spaces and lush sub-tropical gardens, things are looking sunny at SW1. The award-winning precinct balances retail, residential and office space within the beating heart of South Bank to create a workday that continuously inspires. Wander in any direction and be captivated by the neighbourhood's delights.



Kokoro — SW1



Pig & Whistle — SW1



QAGOMA — 900m

Among Brisbane's cultural epicentre, South Brisbane dishes up endless opportunities to eat, drink and play. Start the day with pastries from Lune Croissanterie and coffee from Cordelia Sourdough Bakehouse. Impress clients with lunch along the riverfront at a string of lauded restaurants including OTTO, Popolo and River Quay Fish. Or, for something more casual, delve into the flavours of Fish Lane.

After hours, get your art fix at QAGOMA and the Queensland Performing Arts Centre or catch a gig at the Brisbane Convention and Exhibition Centre. Then, end the week at the Collective Markets, held each Friday evening. South Brisbane shines at all hours of the day.



Yamas Greek & Drink — 500m



Cordelia Sourdough Bakehouse — 25m



Southbank — 500m

It's more than a location. It's a lifestyle.



The street that **takes** you **places**



City Cat

10 minutes walk
*Ferry services every
15 minutes*



Brisbane CBD

10 minutes walk
Via Victoria Bridge



Victoria Bridge

5 minutes walk
*Pedestrian access to
the CBD*



Metro Bus Stop

5 minutes walk
*Servicing 70 bus
routes*



Sth. Brisbane Station

5 minutes walk
Servicing 8 train lines



West Village

5 minutes walk

32 Cordelia Street

Fish Lane

Gallery of Modern Art

Queensland Museum

Victoria Bridge

South Brisbane Train Station

Brisbane Convention & Exhibition Centre

The Neville Bonner Bridge

Musgrave Park

The street that takes you places



City Cat

10 minutes walk
Ferry services every 15 minutes



Brisbane CBD

10 minutes walk
Via The Neville Bonner Bridge



Victoria Bridge

10 minutes walk
Pedestrian access to the CBD



Metro Bus Stop

5 minutes walk
Servicing 70 bus routes



Sth. Brisbane Station

5 minutes walk
Servicing 8 train lines



West Village

5 minutes walk



It's a smart precinct, for smart businesses

SW1 is home to National and International Companies:

There's good reason SW1 is sought-after by national and international businesses. It's a smart precinct for smart businesses at the top of their game. You'll be surrounded by like-minded people looking to do big things. Join those at the centre of innovation, making time to collaborate.

QUANTA

ICON
CANCER CENTRE

epec@

mcnab

TOPCON

Stantec

TOLL

TOYOTA TSUSHO

Jacobs

Creating Value Beyond Real Estate



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.



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For more information contact the Exclusive Agents



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Creative by
Nose to Tail

