



LVL4

SW1

AWARD WINNING URBAN OFFICE SPACE

AWARD WINNING

Winner of the Australia Urban Design award, SW1 continues to provide a benchmark for integrating workspace, residential living and the needs of pedestrians within its crafted retail frontages, cool leafy walk ways and stylish break out areas.

The vibrant ambience created by the mix of restaurants, bars cafés and convenience shopping provides a valuable asset to the many employees working in the four 'A' grade office towers.

SW1 links Southbank to West End with well-connected public transport, pedestrian links and has clearly established a reputation as an optimum near -city commercial office address.

LVL4



SW1 **LVL4**

VICTORIA BRIDGE

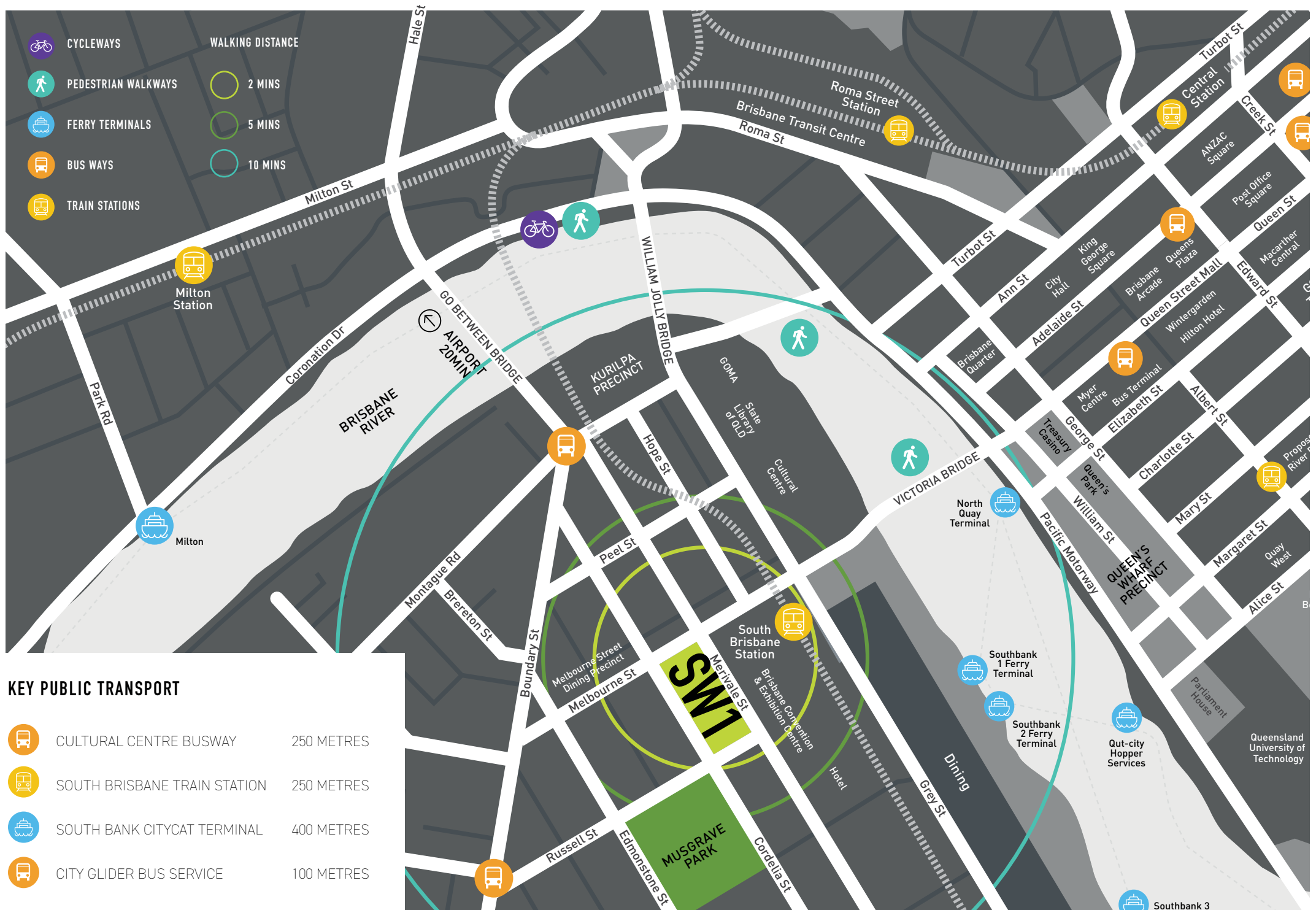
STH BRIS STATION

SOUTHBANK

CONVENTION CENTRE

SOUTHBANK STATION





PRECINCT

Positioned in the heart of South Brisbane SW1 is an urban oasis of high quality offices, ample car parking, retail convenience and inner city living.

Cool leafy walkways provides users with an array of restaurants, bars, cafes, food and health options right within the complex.

Venture just outside and your are connected to South Bank and the cultural precinct, Fish lane, restaurants, shopping, hotels and the CBD.

SW1 is serviced by train, bus and ferry public transport options plus unrivaled parking availability and access to the major arterial roads.



CONVENIENCE
COFFEE
RETAIL
WINE
CAFE
RESTAURANTS
HEALTH & BEAUTY
PARKING





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FULL FLOOR EFFICIENCY
SECURITY PARKING
NABERS 5 STAR

LEVEL 4

Create your perfect office with this newly refurbished awarding winning building

Expansive floor plate, with a centre core design, ensures all sections of the office receive excellent natural light.

Improve efficiency and boost collaboration. Suitable for a variety of office designs and sizes SW1 works the way your business does.



LEVEL 4

EXCLUSIVE BALCONY WITH
EXCEPTIONAL CITY VIEW



PRECINCT

Provide your staff with an enviable work space. Bright, energy efficient and surrounded by lush gardens.

Promote staff wellness with access to parks, fitness areas and end of trip facilities.



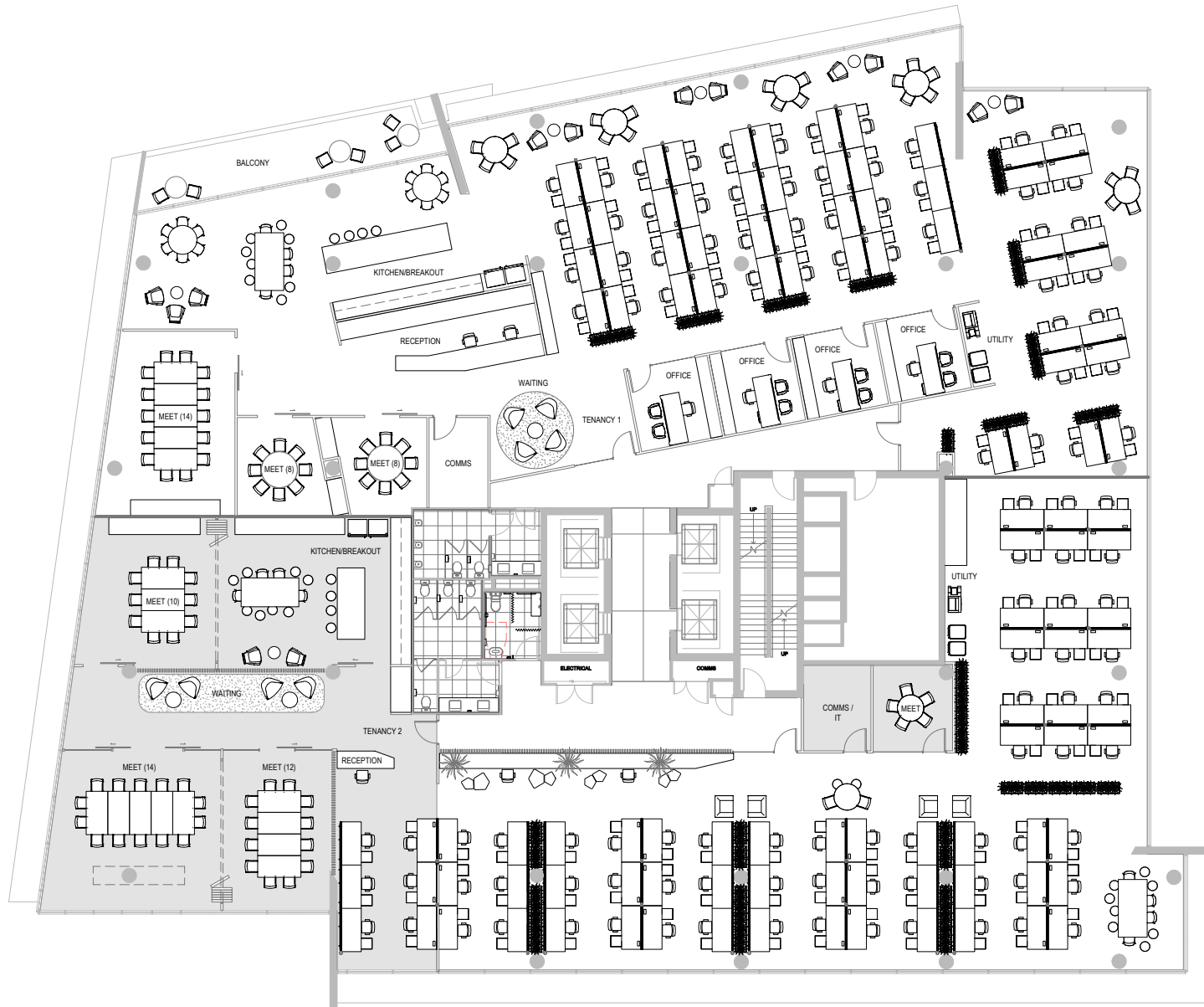
FULL FLOOR



TENANCY 1

APPROX AREA	1382 SQM
DENSITY	138 STAFF - 1:10
WORKSTATIONS	130 (132 INCL. RECEPTION)
OFFICES	6
COLLABARATIVE	3 X LARGE
MEETING HUBS	6 X SMALL
BOARDROOM	2 X 12 PERSON
MEETING ROOMS	2 X 8 PERSON
	1 X 10 PERSON
	1 X 6 PERSON
RECEPTION	1
KITCHEN/CAFE	1
UTILITY AREAS	3
COMMS ROOM	1
FURNITURE STORAGE	1
LOCKERS	1

SPLIT FLOOR



TENANCY 1

APPROX AREA	669 SQM
	33 SQM COMMON AREA
DENSITY	57 STAFF - 1:11
WORKSTATIONS	51
RECEPTION	2
OFFICES	4
BOARDROOM	1 X 14 PERSON
MEETING ROOMS	2 X 8 PERSON

TENANCY 2

APPROX AREA	650 SQM
	30 SQM COMMON AREA
DENSITY	66 STAFF - 1:10
WORKSTATIONS	63
HOTDESK	2
RECEPTION	1
OFFICES	0
MEETING ROOMS	1 X 5 PERSON
	1 X 10 PERSON
	1 X 12 PERSON
	1 X 14 PERSON

GALLERY



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