



JOIN THE INNER
URBAN OFFICE OASIS

SW 1 SOUTH
BRISBANE



PREMIER
LOCATION ON THE
BRISBANE FRINGE
JUST A 10 MINUTE
WALK TO THE
BRISBANE CBD



EXPERIENCE AN INNER-URBAN OASIS
FEATURING GENEROUS PUBLIC SPACES
AND LUSH SUB-TROPICAL GARDENS





FOUR EXCEPTIONAL OFFICE BUILDINGS ONE PREMIER LOCATION



Excellent public transport access



Flexible floorplates of up to 1,380sqm



Undercover onsite car parking



State-of-the-art end-of-trip facilities



Excellent natural light



Garden surrounds



Onsite Amenity



Dining precinct

SW 1 SOUTH BRISBANE

EXPLORE YOUR SURROUNDINGS FIRST-CLASS DINING AND ENTERTAINMENT WAITING JUST OUTSIDE YOUR DOOR



KOKORO BENTO · SW1



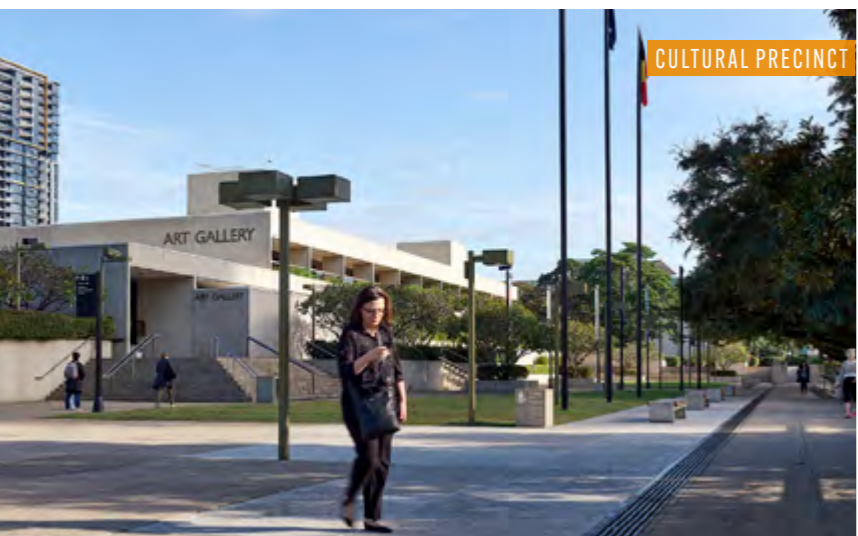
MELBOURNE STREET



PIG 'N' WHISTLE · SW1



SOUTHSIDE · FISH LANE



CULTURAL PRECINCT



WEST END



PHUC DELI-VIET · SW1



MERIVALE STREET

LOCATION

POSITIONED IN THE HEART OF SOUTH BRISBANE



Cafes, Restaurants & Bars

- 01 Pig 'N' Whistle
- 02 Kokoro Bento
- 03 Phuc Deli-Viet
- 04 Subway
- 05 Ginger & Green
- 06 Ramen Danbo
- 07 New retail
- 08 Pure Tastes Espresso
- 09 Southside
- 10 Fish Lane (dining precinct)
- 11 West End Village (dining precinct)
- 12 South Bank Village (dining precinct)



Retail & Amenities

- 13 IGA Supermarket
- 14 Coles West End
- 15 Woolworths Melbourne Street
- 16 Rouge Hair & Beauty
- 17 SW1 Ales & Wines
- 18 Sustain Gym
- 19 Body Fit Training South Brisbane
- 20 Cali-Fit
- 21 The Arbour Walk
- 22 The Clem Jones Promenade



Arts & Culture

- 23 Gallery of Modern Art (GOMA)
- 24 State Library of Queensland
- 25 Queensland Art Gallery (QAG)
- 26 Queensland Performing Arts Centre
- 27 Brisbane Convention & Exhibition Centre
- 28 The Wheel of Brisbane



Accommodation

- 29 Opera Apartments South Bank
- 30 Novotel Brisbane
- 31 Arise Atlas Apartments
- 32 Vine Served Apartments
- 33 Ivy & Eve Apartments
- 34 Arise Soda Apartments



SW1 SOUTH BRISBANE



CULTURAL CENTRE BUSWAY (250M)



CITYCAT FERRY



ONSITE PARKING



SOUTH BRISBANE TRAIN STATION (250M)



BIKE TO WORK



HOTEL-STYLE END-OF-TRIP FACILITIES

ENJOY THE CONVENIENCE OF EASY ACCESS TO PUBLIC TRANSPORT, ONSITE PARKING AND HOTEL-STYLE END-OF-TRIP FACILITIES



CENTRAL LOCATION EASILY ACCESSED BY YOUR CHOICE OF RIVER, ROAD OR RAIL



Public transport access
Within walking distance to South Brisbane and Cultural Centre Stations and South Bank Ferry Terminal



On-site Parking
Secure basement parking
~725 car bays
Designated visitor parking



End-of-Trip
233 Lockers
128 bike racks
8 female showers
10 male showers



104 MELBOURNE STREET, SOUTH BRISBANE



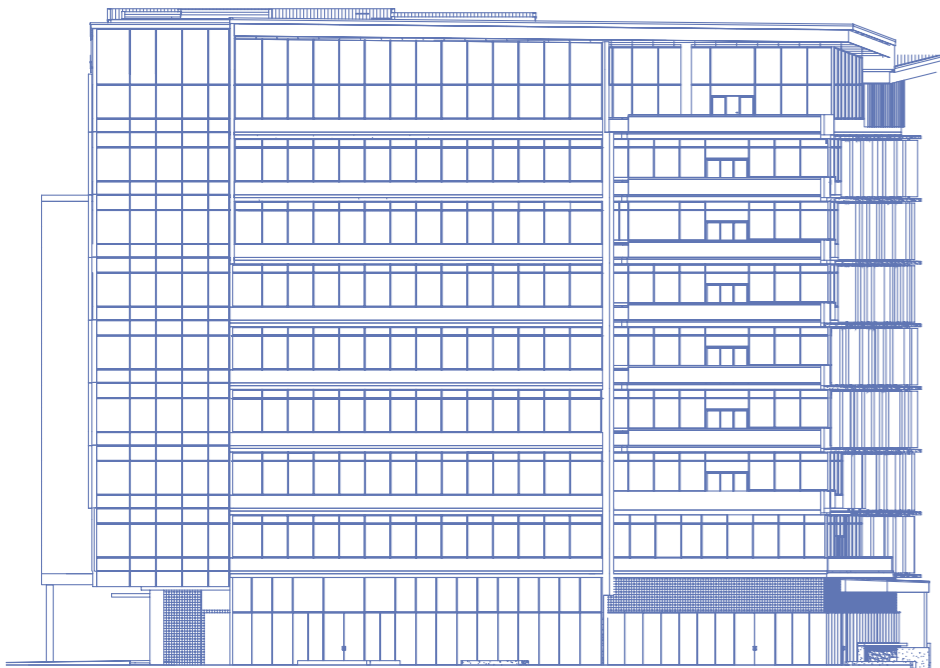
Suitable for 1:10 occupation density



5.0 Star NABERS Energy rated



5.0 Star NABERS Indoor Environment rated



LEVEL	SPACE	AVAILABILITY
Level 8	1,249 sqm	Now
Level 7	519 sqm	Now
Level 6	1,382 sqm	Now
Level 5	-	-
Level 4	-	-
Level 3	-	-
Level 2	-	-
Level 1	-	-
Ground	-	-



32 CORDELIA STREET, SOUTH BRISBANE



Suitable for 1:10 occupation density



6.0 Star NABERS Energy rated



2.5 Star NABERS Indoor Environment rated



LEVEL	SPACE	AVAILABILITY
Level 7	-	
Level 6	-	
Level 5	-	
Level 4	-	
Level 3	-	
Level 2	1,311 sqm	Now
Level 1	315 sqm	Now
Ground	-	



52 MERIVALE STREET, SOUTH BRISBANE



Suitable for 1:10 occupation density



5.0 Star NABERS Energy rated



4.0 Star NABERS Indoor Environment rated



LEVEL	SPACE	AVAILABILITY
Level 7	-	
Level 6	280 sqm 287 sqm	Now
Level 5	1,239 sqm	Now
Level 4	-	
Level 3	-	
Level 2	-	
Level 1	572 sqm	Now
Mezzanine	186 sqm	Now
Ground	-	



100 MELBOURNE STREET, SOUTH BRISBANE



Suitable for 1:10 occupation density



5.0 Star NABERS Energy rated



5.0 Star NABERS Indoor Environment rated

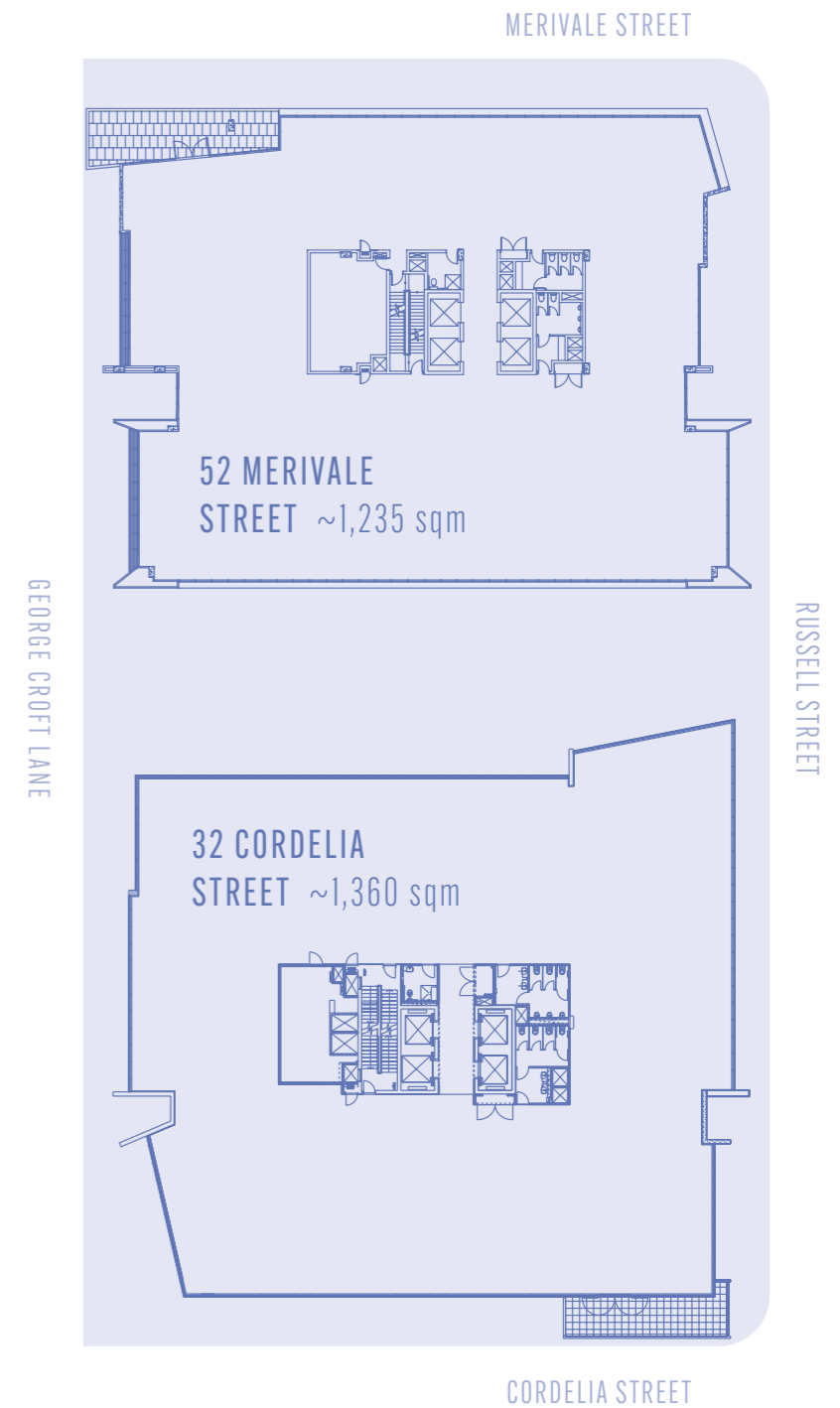


LEVEL	SPACE	AVAILABILITY
Level 5	1,015 sqm	Mid-2024
Level 4	1,158 sqm	Mid-2024
Level 3	1,158 sqm	Mid-2024
Level 2	1,158 sqm	Mid-2024
Level 1	1,139 sqm	Mid-2024
Ground	-	



ROOM TO STRETCH

LARGE, EFFICIENT FLOORPLATES RANGING FROM 1,150-1,380 sqm



Growthpoint provides space for you and your business to thrive. For more than 13 years, we've been investing in high-quality industrial and office properties across Australia. Today, we have \$7.2 billion total assets under management. We directly own and manage 59 high quality, modern office and industrial properties, valued at approximately \$5.3 billion.

We are committed to operating in a sustainable way and reducing our impact on the environment. We are targeting net zero by 2025 across our 100% owned on balance sheet operationally controlled office assets and corporate activities.

Growthpoint is a real estate investment trust (REIT), listed on the ASX, and is part of the S&P/ASX 200.



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SW : 1 SOUTH
BRISBANE

GROWTH-POINT
PROPERTIES

