



MARCUS CLARKE ST



# 54 MARCUS CLARKE STREET IS AT THE EPICENTRE OF THE CBD



1 National Library  
2 National Museum  
3 Commonwealth Park  
4 New Acton  
5 Canberra Theatre

6 ACT Law Courts  
7 Canberra Centre  
8 Australian National University  
9 No Name Lane Dining Precinct  
10 Bus Interchange

11 City West Car Park  
12 Novotel  
13 GPO  
14 Light Rail Terminal  
15 Gym

16 Union Court  
17 ANU Exchange  
18 Medina Hotel  
19 Public Car Parking  
20 Braddon Food & Retail Precinct  
21 Childcare



# A SUPERIOR LOCATION

54 Marcus Clarke Street is located in the City West Precinct opposite the fast expanding ANU Exchange and the energy and vitality that it brings. In addition, the building is within easy walking distance to the Civic Bus Interchange, Canberra Centre and the GPO.

Staff can enjoy seamless integration with surrounding amenity including convenient access to financial, shopping and restaurant precincts as well as parks for lunchtime recreation.

Within walking distance to all major transportation hubs and routes, there is easy access to bus and tram lines making the work commute fast and convenient.

BUS  
190M



BICYCLE  
Canberra's cycle ways run throughout the city



LIGHT RAIL  
500m







## AN IMPECCABLE DESIGN

Designed by award winning architect Enrico Taglietti, 54 Marcus Clarke Street is an impressive boutique commercial office building comprising of eight office levels, ground floor retail tenancies, main entry foyer and secure basement car parking.



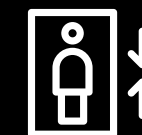
Concierge service



**3.5 STAR**  
NABERS energy rating



**END OF TRIP**



**2**  
Refurbished lifts



**LED LIGHTING**  
emergency back up power



# END-OF-TRIP FACILITIES

54 Marcus Clarke offers newly refurbished end-of-trip facilities including:

- Lockers
- Showers
- Towel Service
- Bike Storage
- Bike service Q1 2022



---

# CURRENT LEASING OPPORTUNITIES

[CLICK HERE TO VIEW 3D STACK PLAN](#)

Suite/Level	Area (sqm)	Rent (per sqm p.a. + GST)	Timing	Comment	Floor plan
Suite 402	278.7	\$440 gross	Immediately	Space being refitted to include reception, boardroom, 3 meeting rooms, 27 workstations and a kitchen / breakout area.	<a href="#">View floor plan</a>

---

---

# BUILDING SPECIFICATIONS

<b>Air conditioning type</b>	Condenser and chilled water loops available
<b>Building hours</b>	8am – 6pm Business Days
<b>Security</b>	Card Key Access System
<b>Car Spaces</b>	43 (inc. 6 x tandem bays)
<b>Ceiling grid</b>	1200 x 600 mm
<b>Ceiling heights</b>	2.4 m
<b>Communications</b>	NBN on site, IDF per floor with KRONE rack
<b>Construction</b>	Reinforced concrete with cladding
<b>Fire protection</b>	Fire detection and alarm system. Fire sprinkler system. EWIS.
<b>Internal Loads</b>	500kg/m <sup>2</sup> distributed loads
<b>Lifts</b>	2 x passenger lifts
<b>Lighting</b>	various luminaires
<b>NABERS</b>	3.5 Energy, 0 Water
<b>Power</b>	415v 3-phase/230v 1-phase – typical 100A board per floor
<b>Services Providers</b>	Airmaster, Benmax, 360Degree Fire, Thyssen Krupp
<b>Shower facilities</b>	End of Trip
<b>Storage</b>	Car park



# Centuria



NICOLA COOPER  
0423 773 479  
[Nicola.Cooper@au.knightfrank.com](mailto:Nicola.Cooper@au.knightfrank.com)

DANIEL MCGRATH  
0411 140 523  
[Daniel.McGrath@au.knightfrank.com](mailto:Daniel.McGrath@au.knightfrank.com)

## CBRE

TROY MARKOS  
0434 400 311  
[Troy.Markos@cbre.com.au](mailto:Troy.Markos@cbre.com.au)

ZOE FERRARI  
0404 989 822  
[Zoe.Ferrari@cbre.com.au](mailto:Zoe.Ferrari@cbre.com.au)

