

825

**Ann St, Fortitude Valley QLD**





**825 Ann Street** is a well constructed A Grade asset completed in 2013 and has a highly desirable side core, large and efficient floor plate of approximately 1,600sqm. Rarely available are the top two floors of the building which provide stunning 360 degree views of the surrounding area with such a prime and elevated position.

For current leasing availability including floor details and contact details

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# 825 Ann Street, in the heart of Fortitude Valley



1. James Street Precinct
2. Howard Smith Wharves Precinct
3. Warner Street Public Car Parking Station
4. Ann Street (major inbound arterial)
5. Wickham Street (major outbound arterial)
6. Fortitude Valley Train Station



## Train

Immediate access to Central station. Just one stop to Brisbane Central & only a short 600m walk to Valley train station



## Bus

Get to the CBD in under 9 minutes with easy access to bus routes connecting you to greater Brisbane.



## Ferry

A quick walk from the Teneriffe ferry terminal



## Bicycle

A quick ride to the Kangaroo point bikeway, Bicentennial bikeway and the Riverwalk giving you access to all across Brisbane.









## The Location

825 Ann Street provides an absolute mecca of retail and shopping amenity on your doorstep with the highly acclaimed James Street precinct just a short walk away.

In this precinct you will find a diverse range of cafes, restaurants, pubs, cinema, fashion outlets as well as accommodation options like the Calille and Sage Hotels. The area also provides access to major arterials, directly linking the precinct to the CBD, northern suburbs and Brisbane's Domestic and International Airports, this growing area has become much sought after by major corporates.

The building has 2 levels of basement car parking that provides exclusive tenant parking as well as paid visitor parking for all of hours of the week.

The building also has a loading dock with direct access into the rear of the building.



**TRAIN**  
300m



**BUS**  
200M



**BICYCLE**  
Brisbane's cycle ways run throughout the city



















## End-of-trip facilities

### Facilities include:



4 male showers and  
4 female showers



1 mobility impaired  
shower and toilet



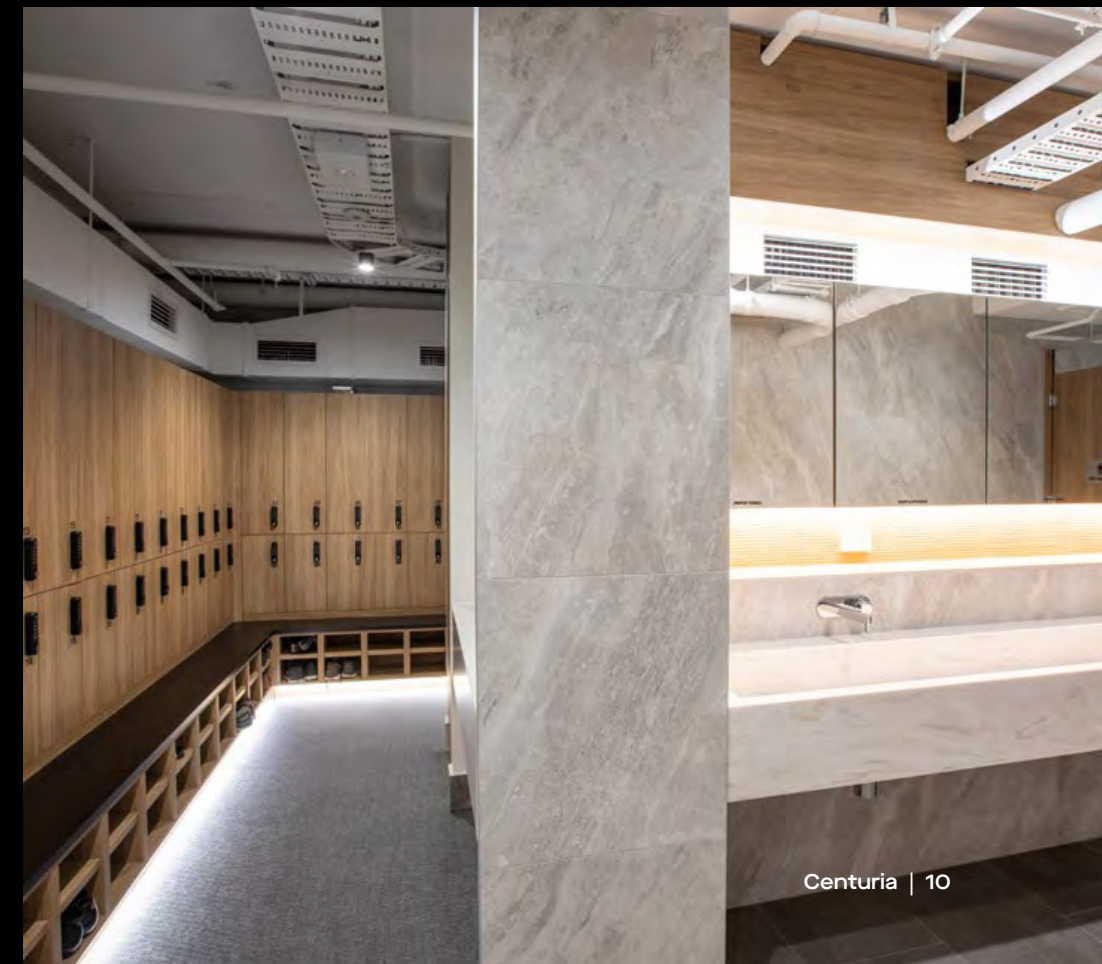
171 lockers



40 bike racks



Towel Service





# Key features

 <p>PCA A grade office tower</p>	 <p>High speed lifts with goods lift</p>
 <p>Efficient side core floor plate of ~1,600sqm</p>	 <p>On-site CCTV monitoring 24/7</p>
 <p>Great natural light with city and surrounding views</p>	 <p>Proximity card reader security to lifts, car park and lobby</p>
 <p>Turn-key solution</p>	 <p>Loading dock</p>
 <p>Visitor parking 24hrs/day 7days/week</p>	 <p>Recent upgrades to the ground floor lobby and expanded end of Trip facilities</p>
 <p>5 Star NABERS energy rating</p>	 <p>Close to James Street shopping and dining precinct</p>
 <p>Building Management control system</p>	 <p>Major road arterial to the CBD</p>





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# Centuria