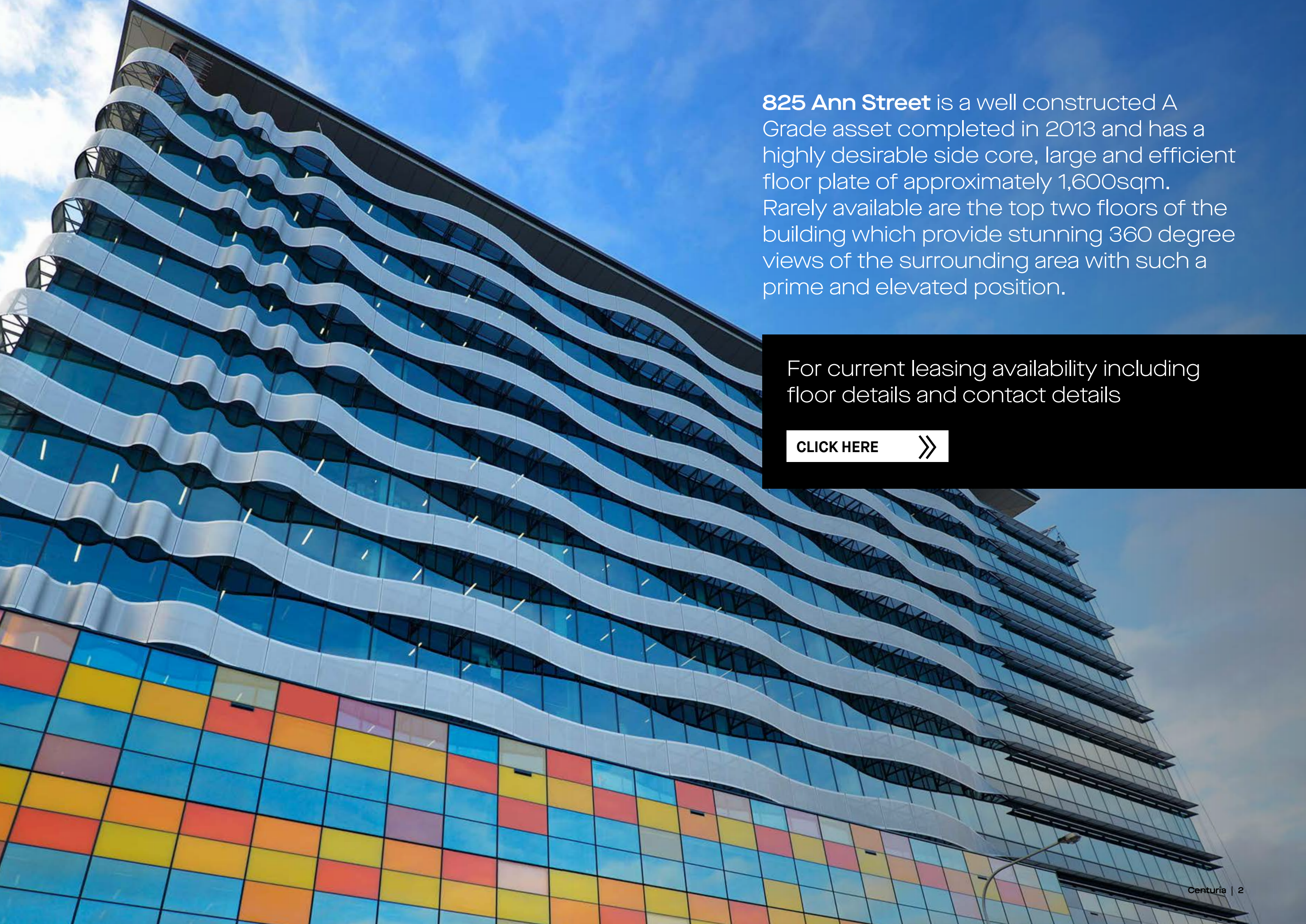


825

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

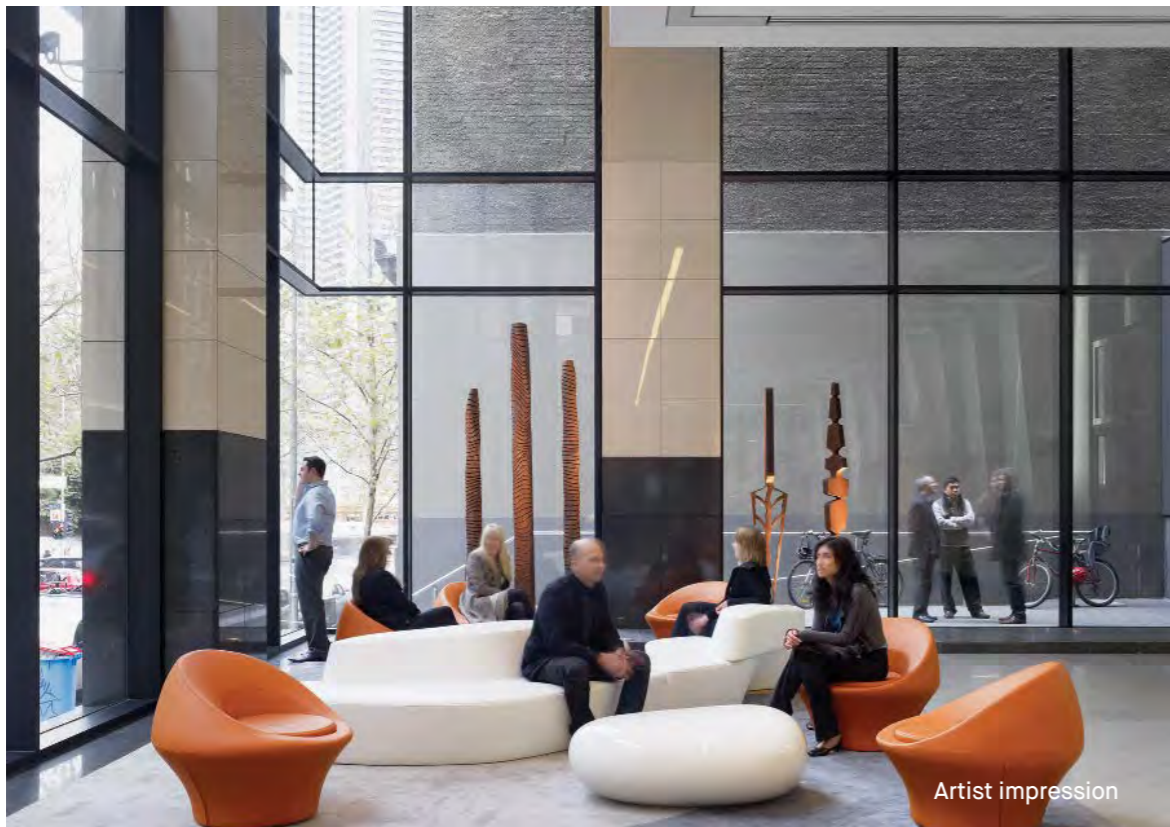
Brisbane's cycle ways run throughout the city

New foyer renovation

Completion Q2 2024



Artist impression



Artist impression



Artist impression











End-of-trip facilities

Facilities include:

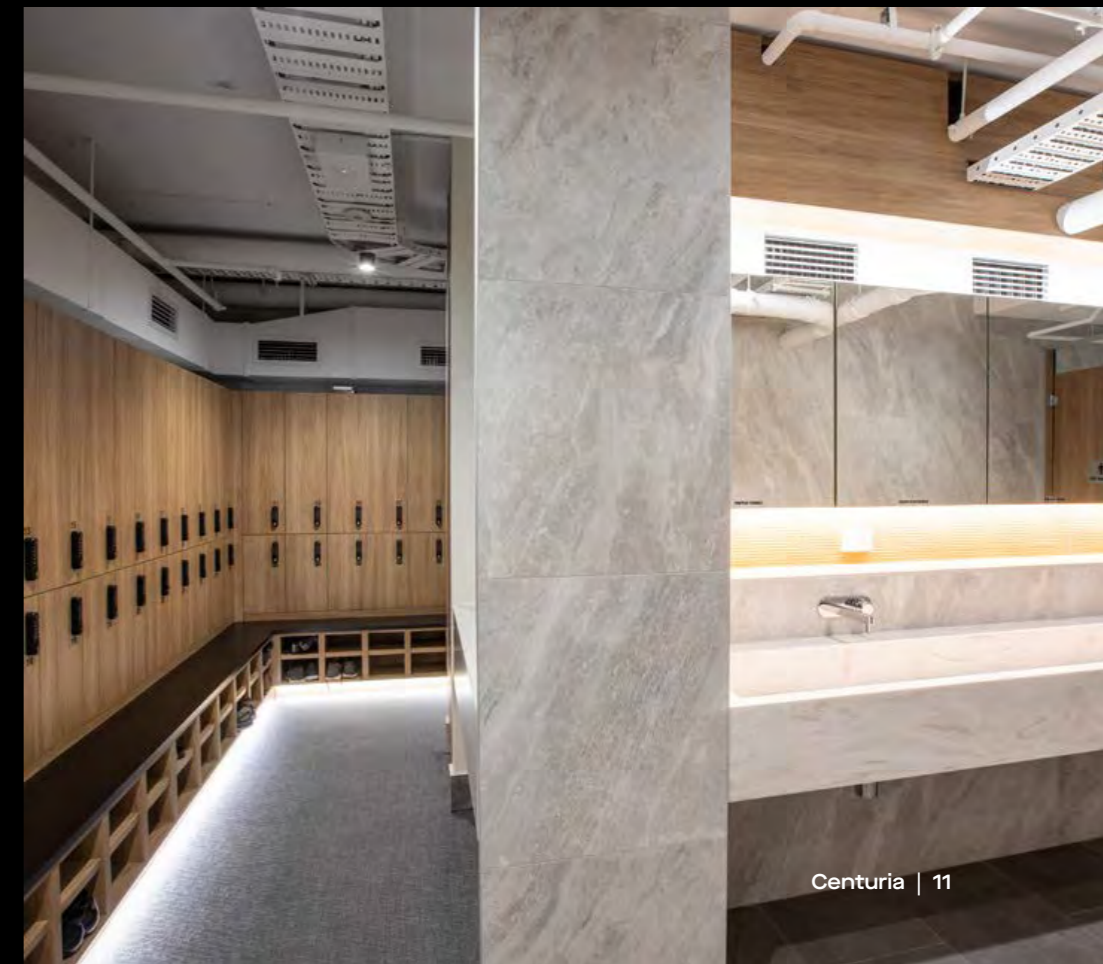
 4 male showers and 4 female showers

 1 mobility impaired shower and toilet

 171 lockers

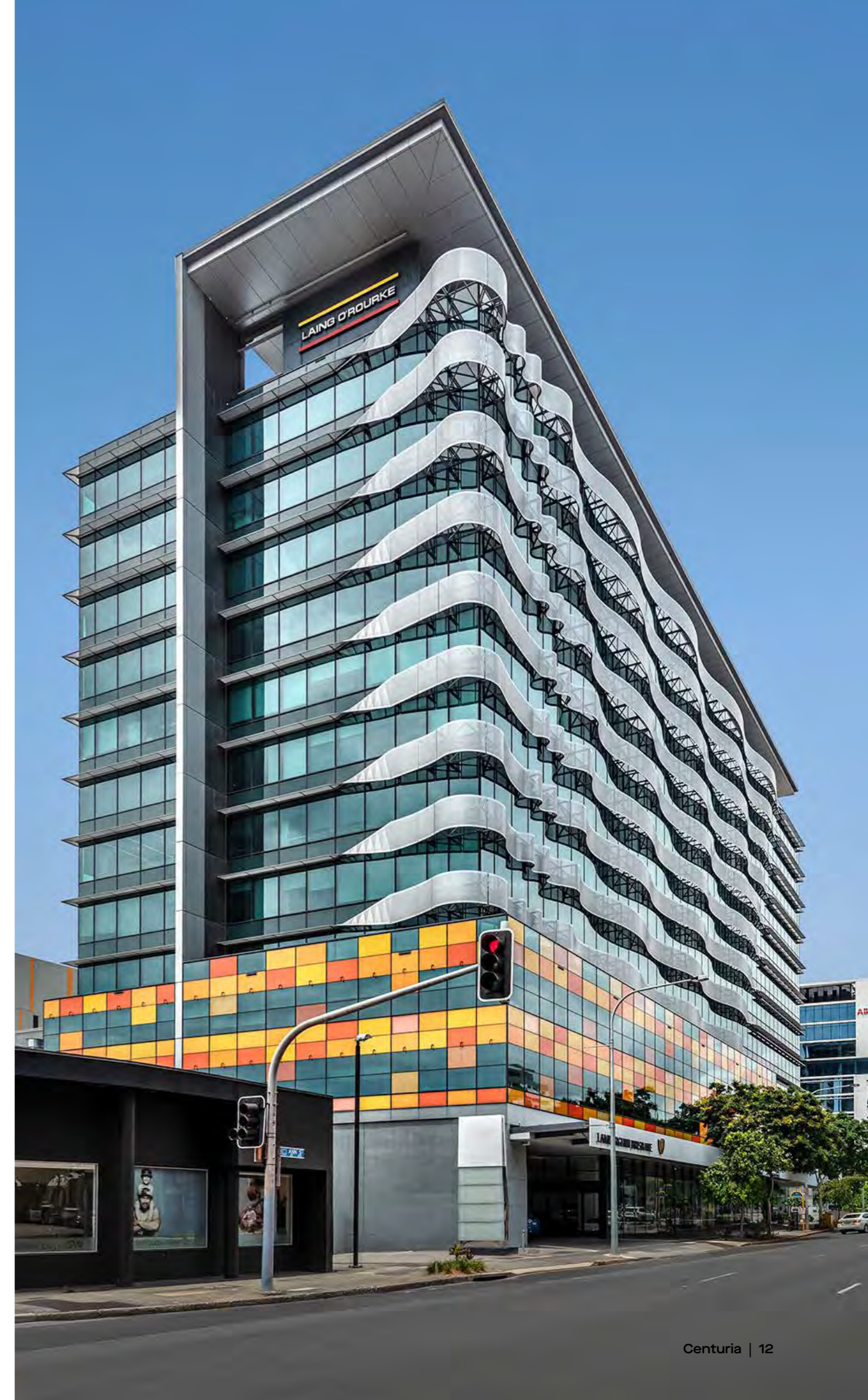
 40 bike racks

 Towel Service



Key features

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



825

Ann St, Fortitude Valley QLD

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This brochure is provided for general information purposes only, and does not purport to contain all of the information that prospective lessees may require. In addition, the information in this brochure has been provided to the real estate agencies by the lessor and neither of them guarantees its accuracy. The agencies have not undertaken an independent review of this information and prospective lessees must make their own enquiries to satisfy themselves as to its accuracy. To the extent permitted by law, each of the agencies expressly disclaims any liability for any loss or damage which may arise out of any person acting on or relying upon any part of the information contained in this brochure. Areas, amounts, measurements, distances, and all other numerical information is approximate only.

Centuria