

80

Grenfell Street

Centuria





80 Grenfell street is at the epicentre of the CBD

Major occupiers

- | | | |
|--------------------------------|------------------------------------|------------------------------------|
| 1. KPMG | 9. Ernst & Young | 17. Allianz |
| 2. IAG | 10. ANZ, Deloitte | 18. National Australia Bank |
| 3. Santos | 11. PWC | 19. Suncorp |
| 4. Bupa | 12. Commonwealth Bank of Australia | 20. Optus |
| 5. AAPT | 13. BHP | 21. Adelaide International Airport |
| 6. South Australian Government | 14. Minter Ellison | |
| 7. Telstra | 15. Westpac Bank | |
| 8. Australian Tax Office | 16. Origin Energy | |

Significant infrastructure projects

- A. Sky City Casino (expansion)
- B. University of South Australia Nursing School
- C. University of Adelaide Medical & Dental School
- D. South Australian Health & Medical Research Institute
- E. Royal Adelaide Hospital
- F. Convention Centre (3 stages)
- G. Festival Plaza

A superior location

Situated in the heart of Grenfell street and Rundle Mall, Adelaide's premier retail and lifestyle district, the property also offers outstanding tenant amenity.

Staff can enjoy seamless integration with Rundle Place and Adelaide's best food court, along with 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, train and tram lines making the work commute fast and convenient. For the cyclist, bike racks are available adjacent to the building.



Train
850m



Tram
400m



Bus
20M



Bicycle
Adelaide's cycle ways run throughout the city





An impeccable design



5.5 star
NABERS energy rating and water rating



7
Destination control lifts



24 hour
On site security and proximity card
access control system



Led lighting
emergency back up power



End of trip facilities
on site



Spacious outdoor space
with BBQ area



Toilets
Male, Female and DDA toilets each level.

Amenity

80 Grenfell provides a variety of shared amenities and services:



End-of-trip facilities
with wellness programs



Right on
Rundle Mall



Bookable lobby meeting
room and improved
informal meeting spaces



Dedicated full time
concierge on site



Bookable bicycles



Tenant engagement
events



Free wi-fi



Dry cleaning
service



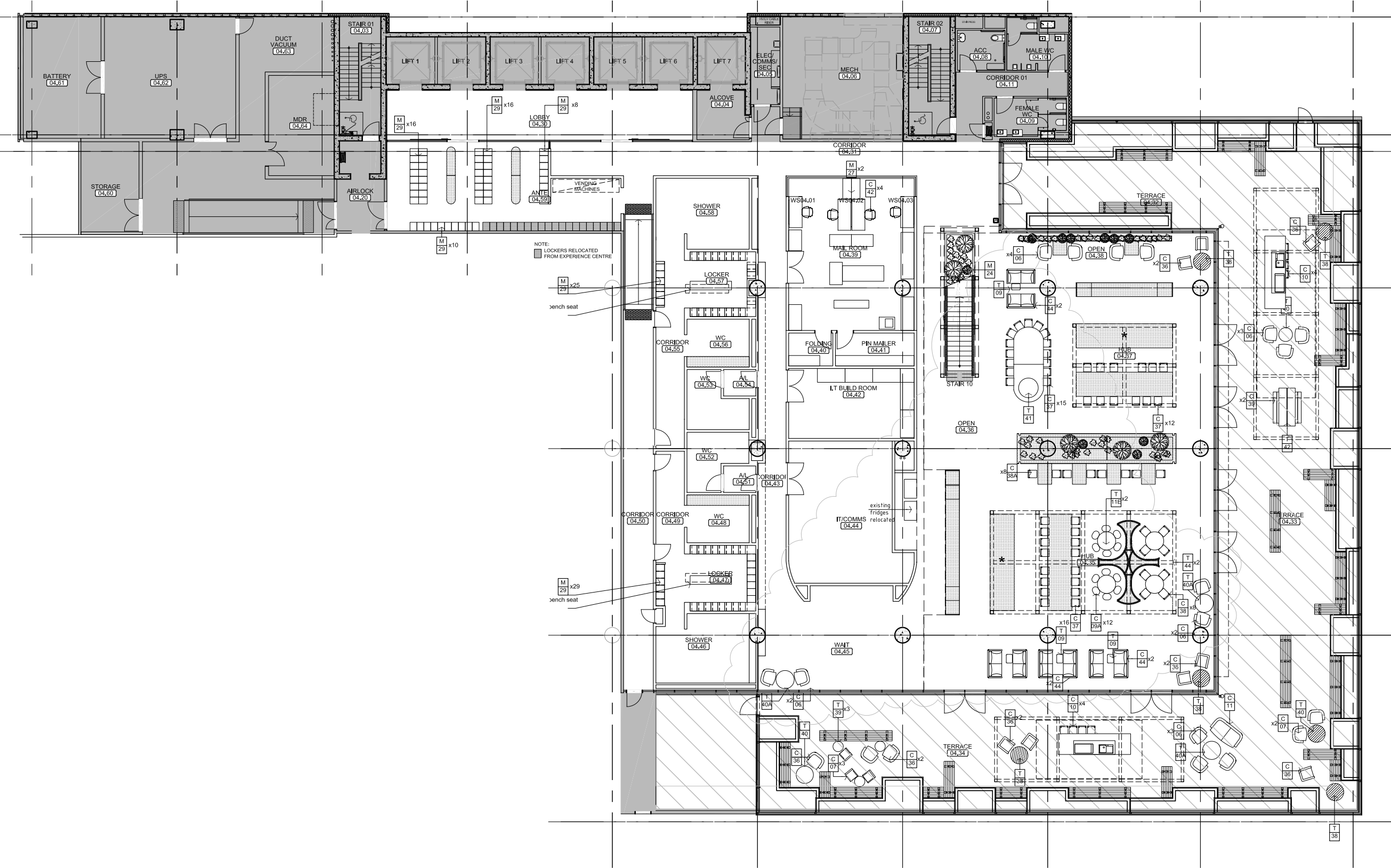
Visitor
management



Delivery
management



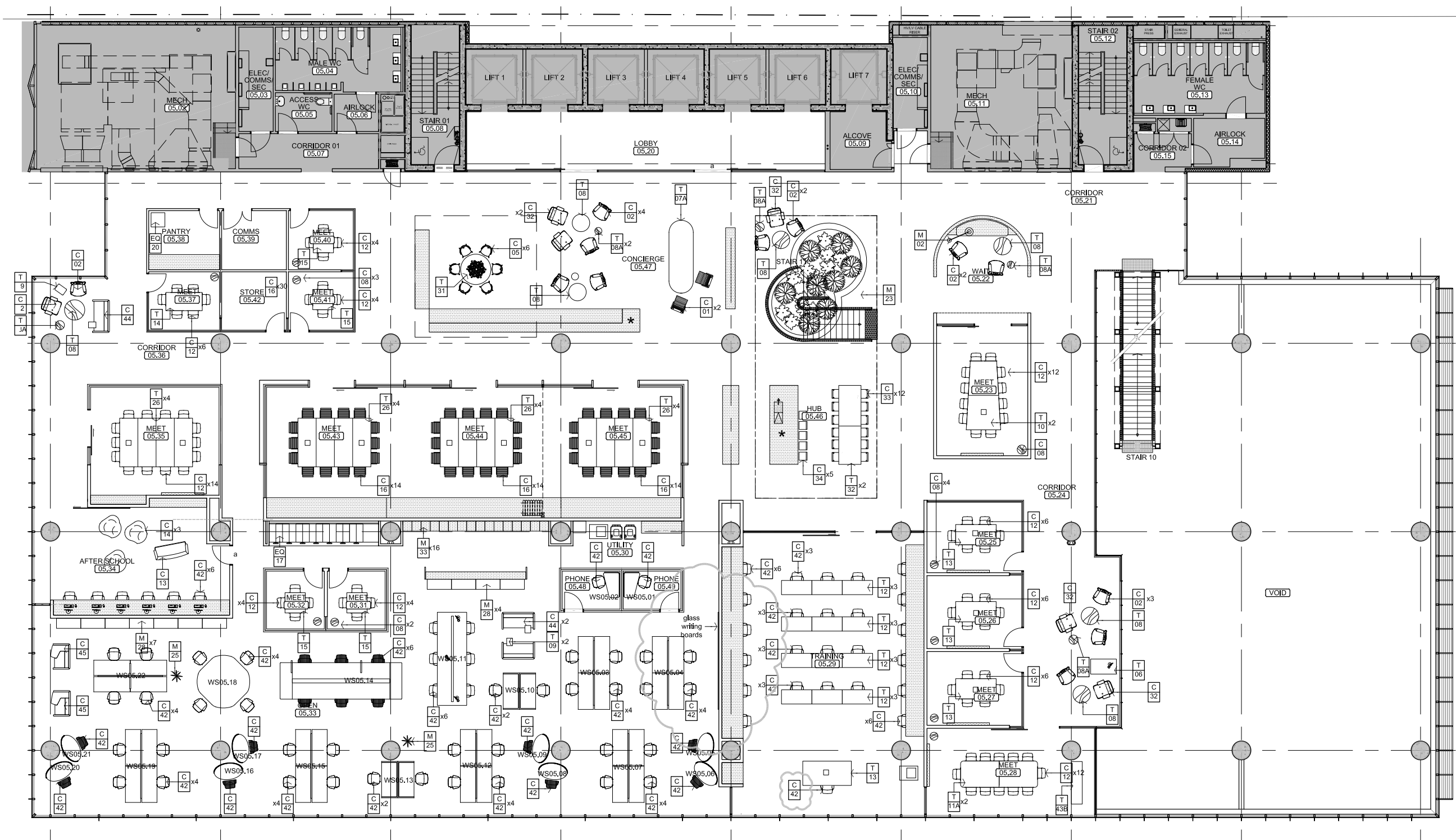
Level 1 floor plan



Floor plan is indicative only.

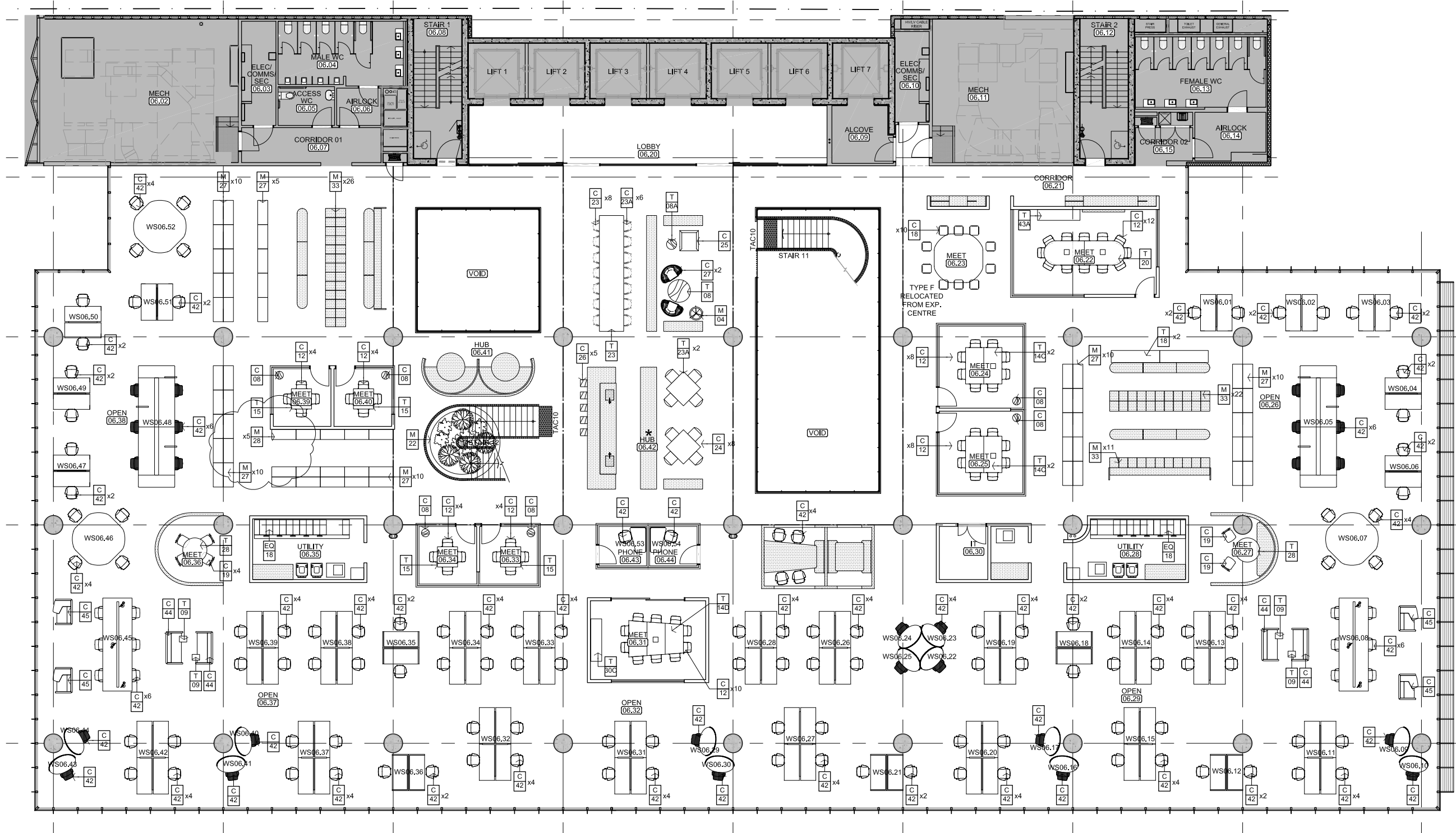


Level 2 floor plan



Floor plan is indicative only.

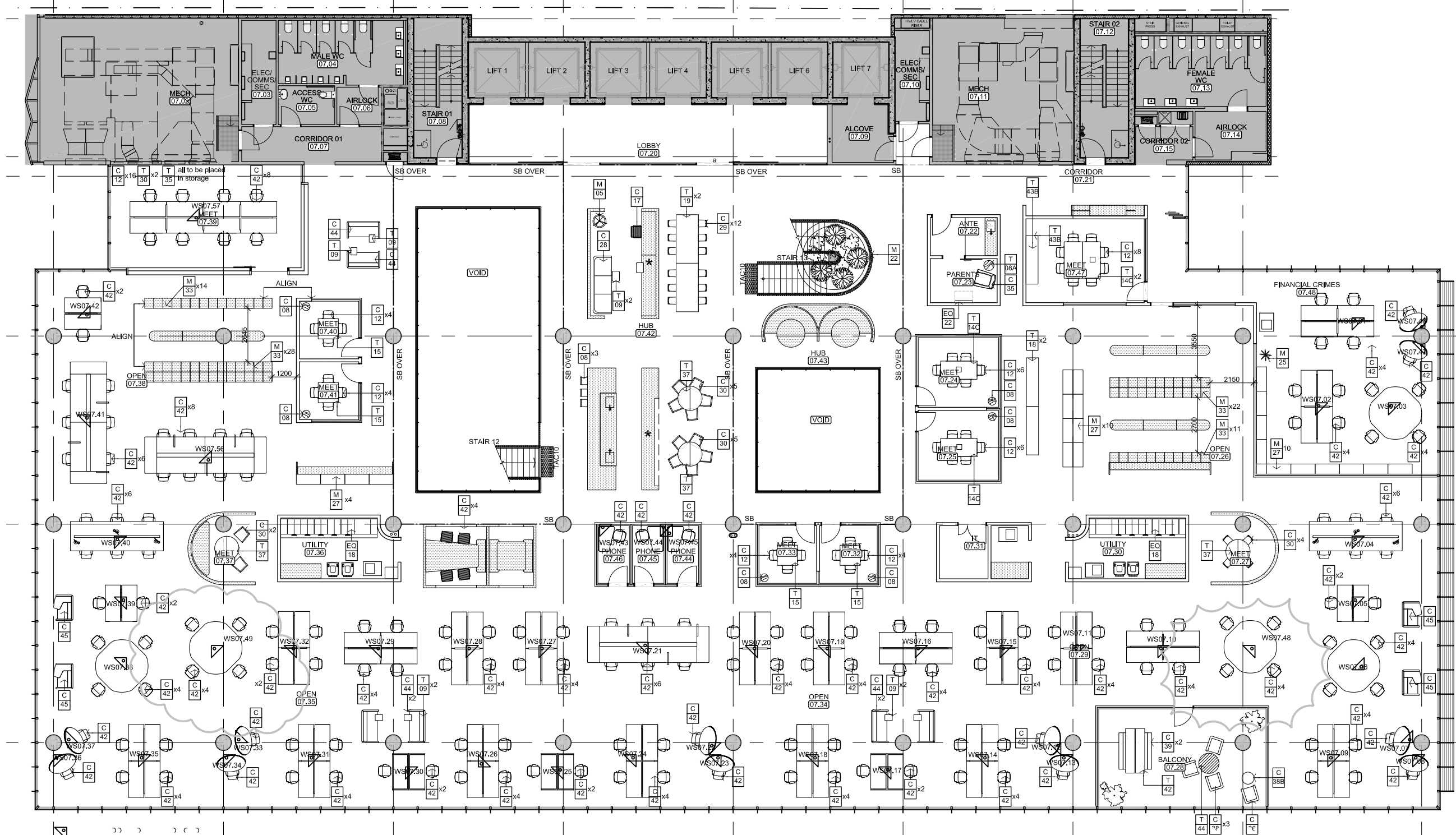
Level 3 floor plan



Floor plan is indicative only.

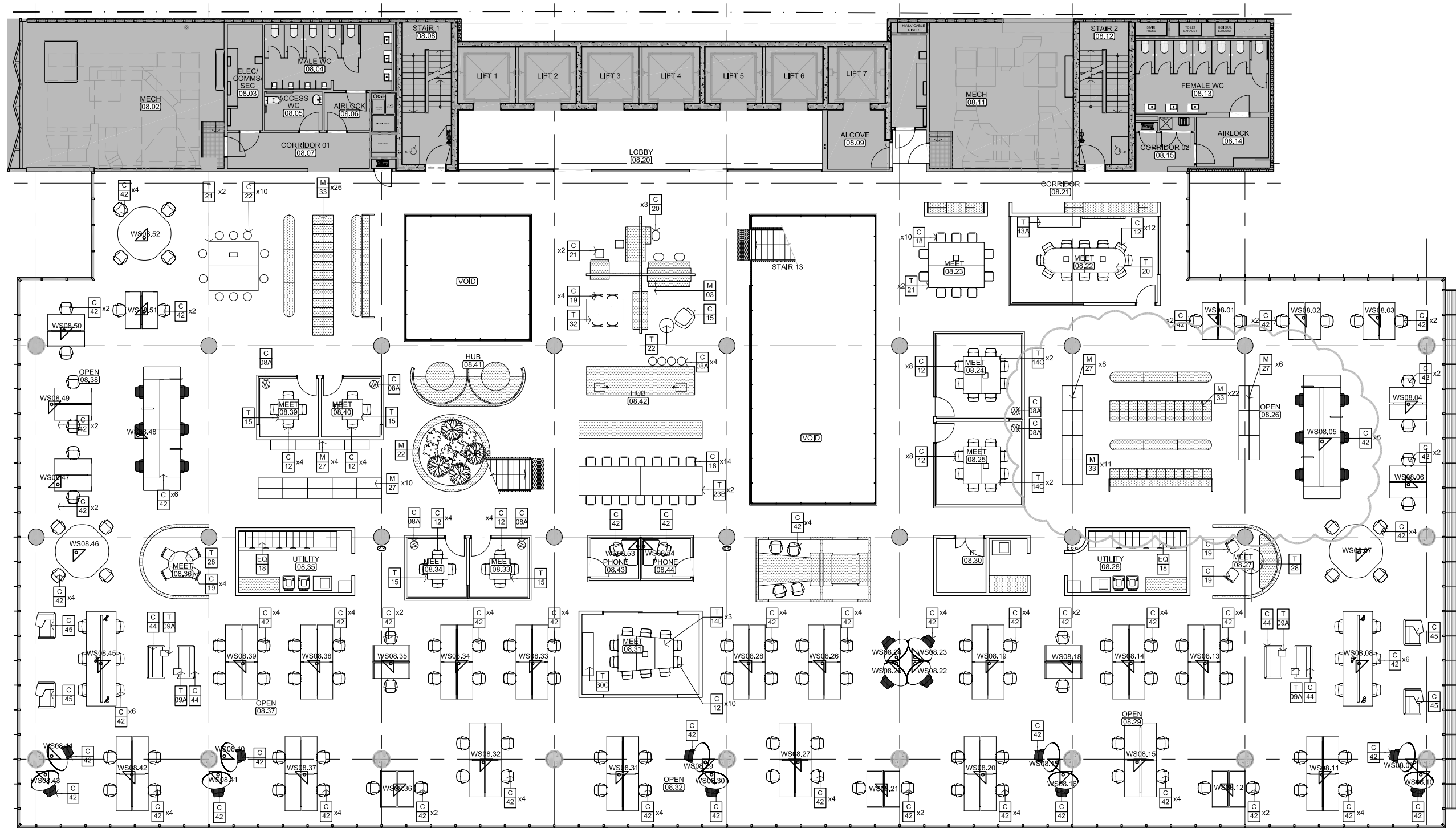


Level 4 floor plan



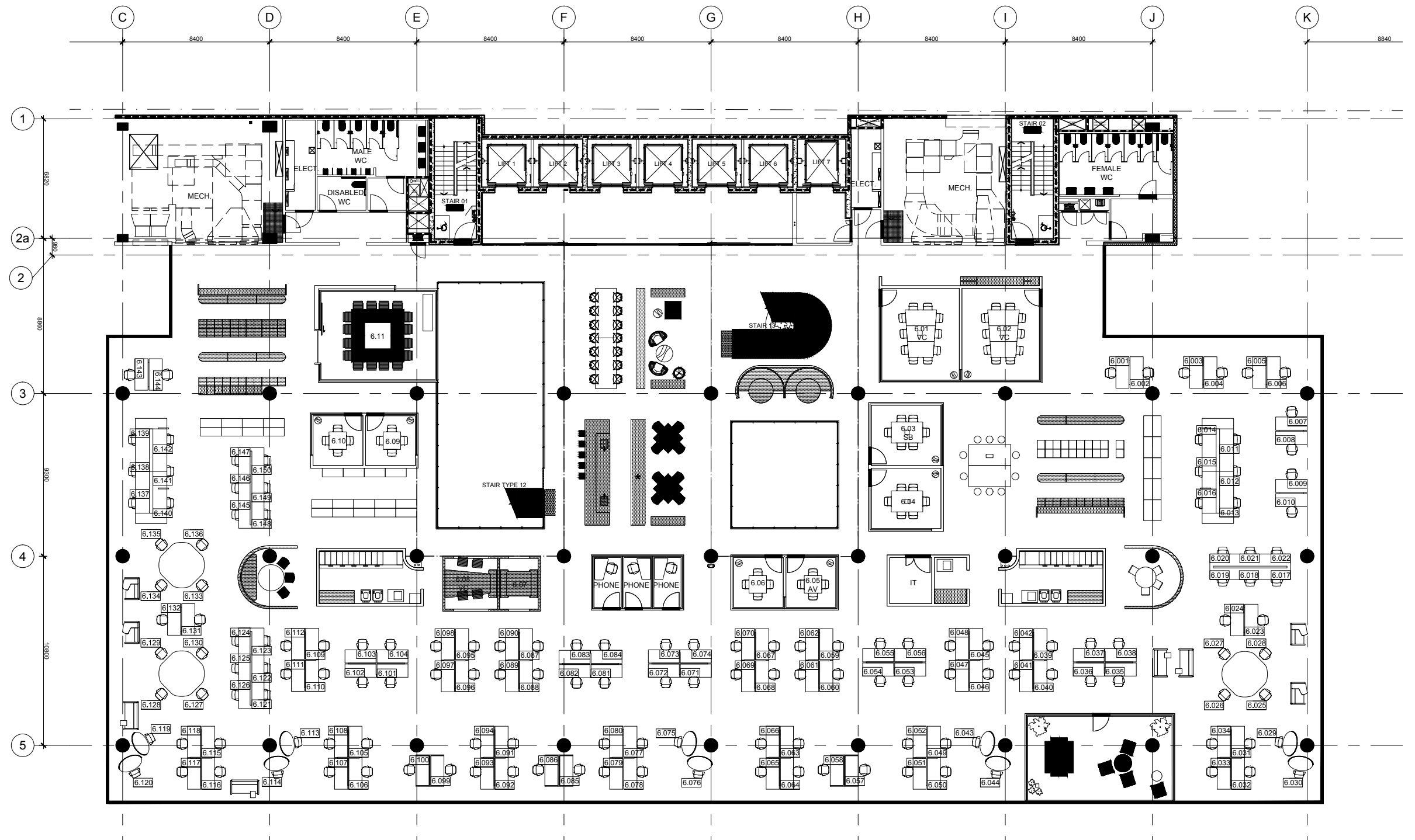
Floor plan is indicative only.

Level 5 floor plan



Floor plan is indicative only.

Level 6 floor plan

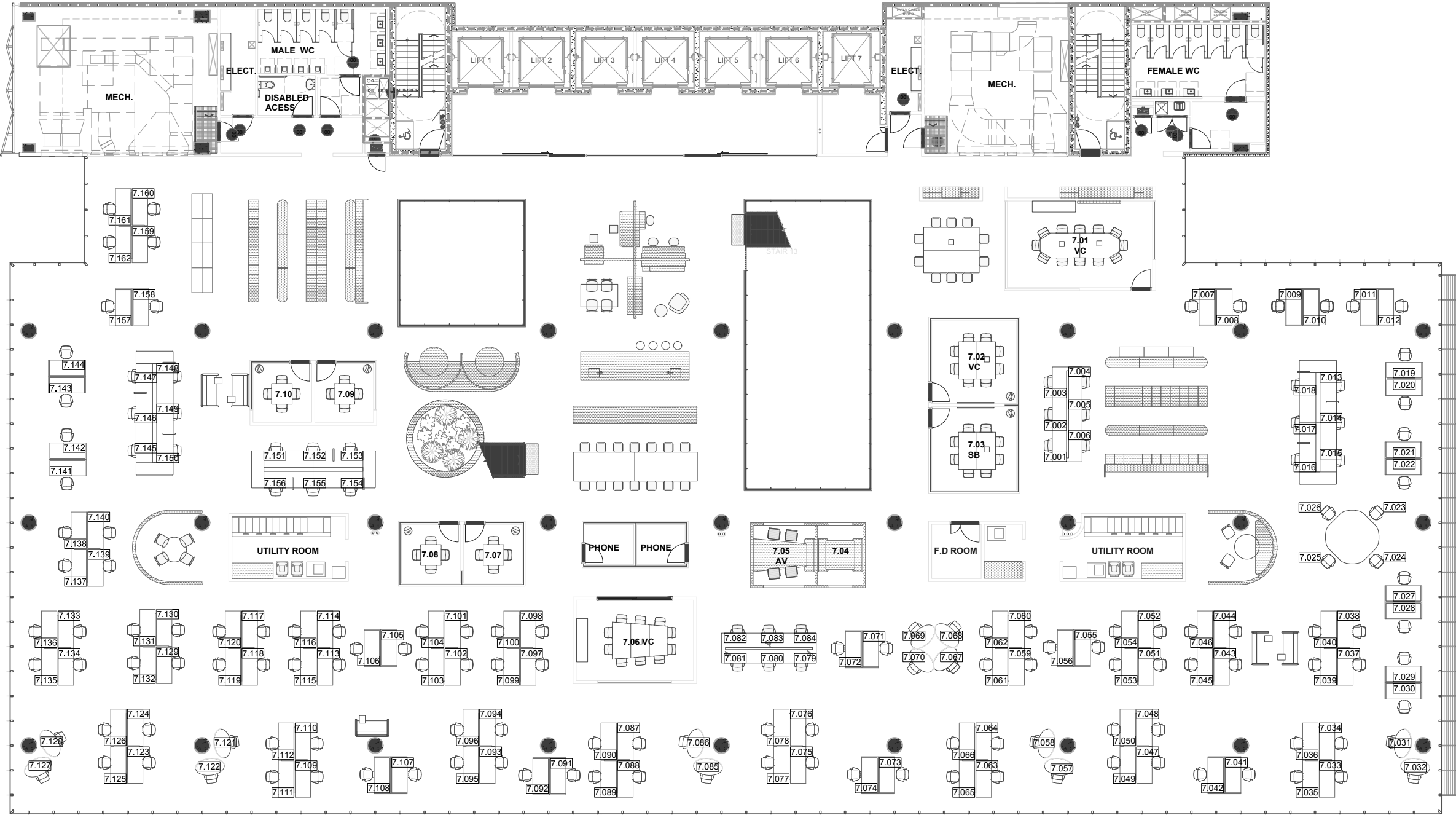


Floor plan is indicative only.

Level 6

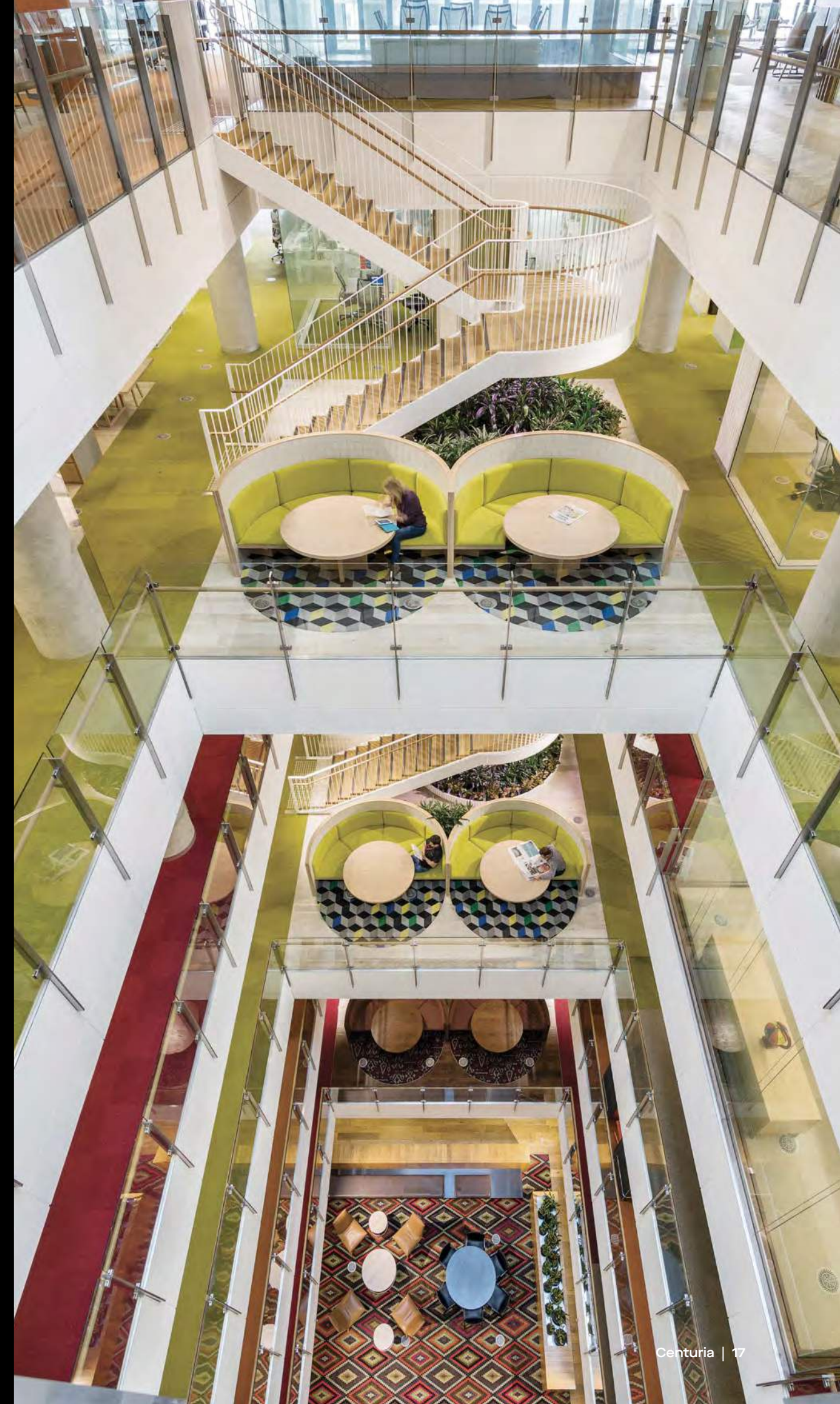


Level 7 floor plan

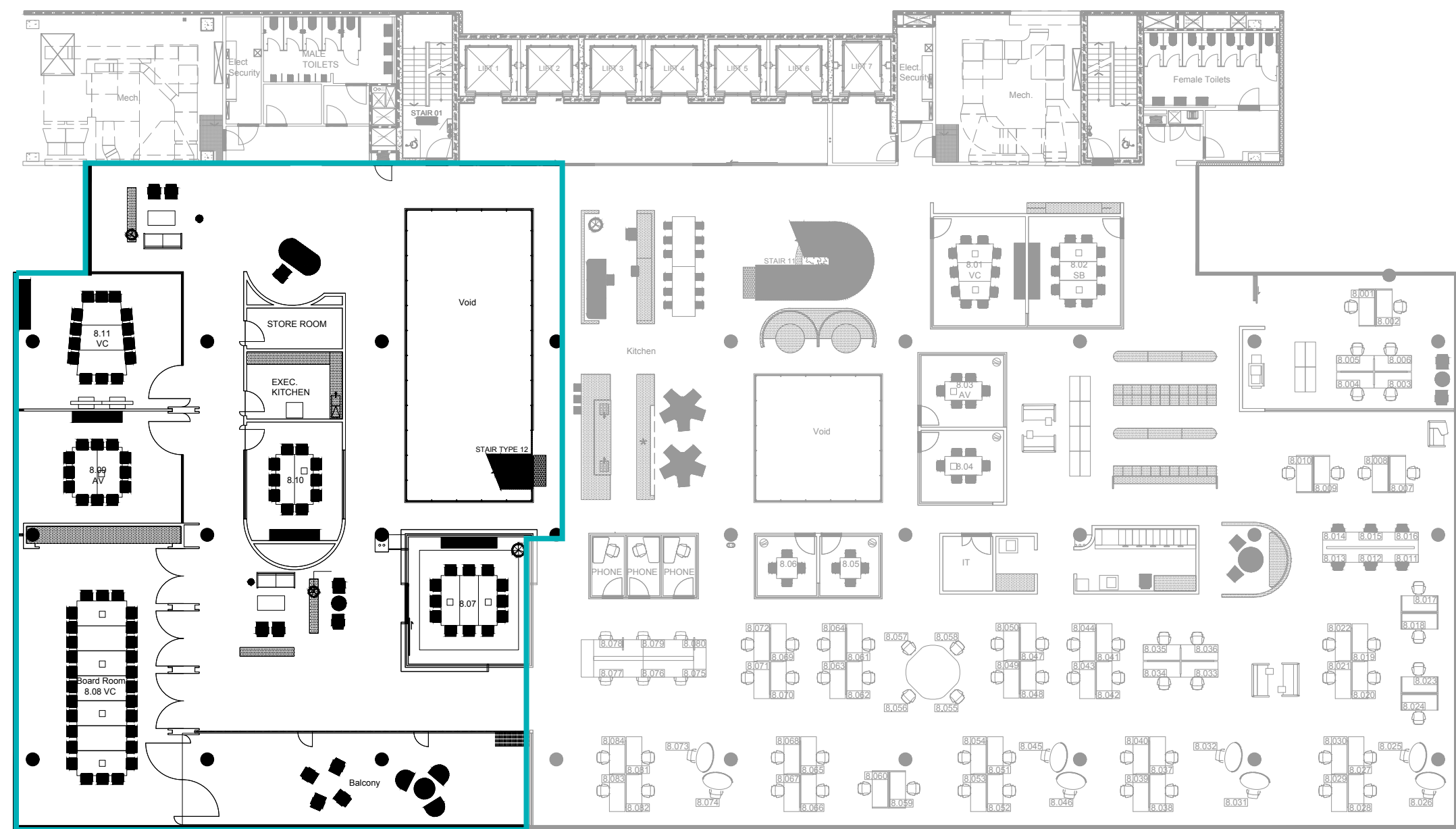


Floor plan is indicative only.

Level 7



Part Level 8 floor plan



Floor plan is indicative only.

Level 8



Technical specifications

Electrical

- 1260amp 3 phase main switchboard.
- Electrical riser and switchboard on north and south of each level.
- All floors separately metered.
- NBN available.

Heating, ventilation and cooling

- Condenser and chilled water loop available
- 2 x Carrier Chillers combined 1,582kW supplying underfloor cooling.
- 40 x G J Walker AHU's (4 per floor)
- 2 x 80kw Carrier chillers supplying Fan coiled units in meeting rooms/ comms rooms.
- Internal heat gains 70w per person
- Occupancy load is 1 person per m2.
- 2 x AIRA – FTC600 gas boilers for heating purposes.

Building management system

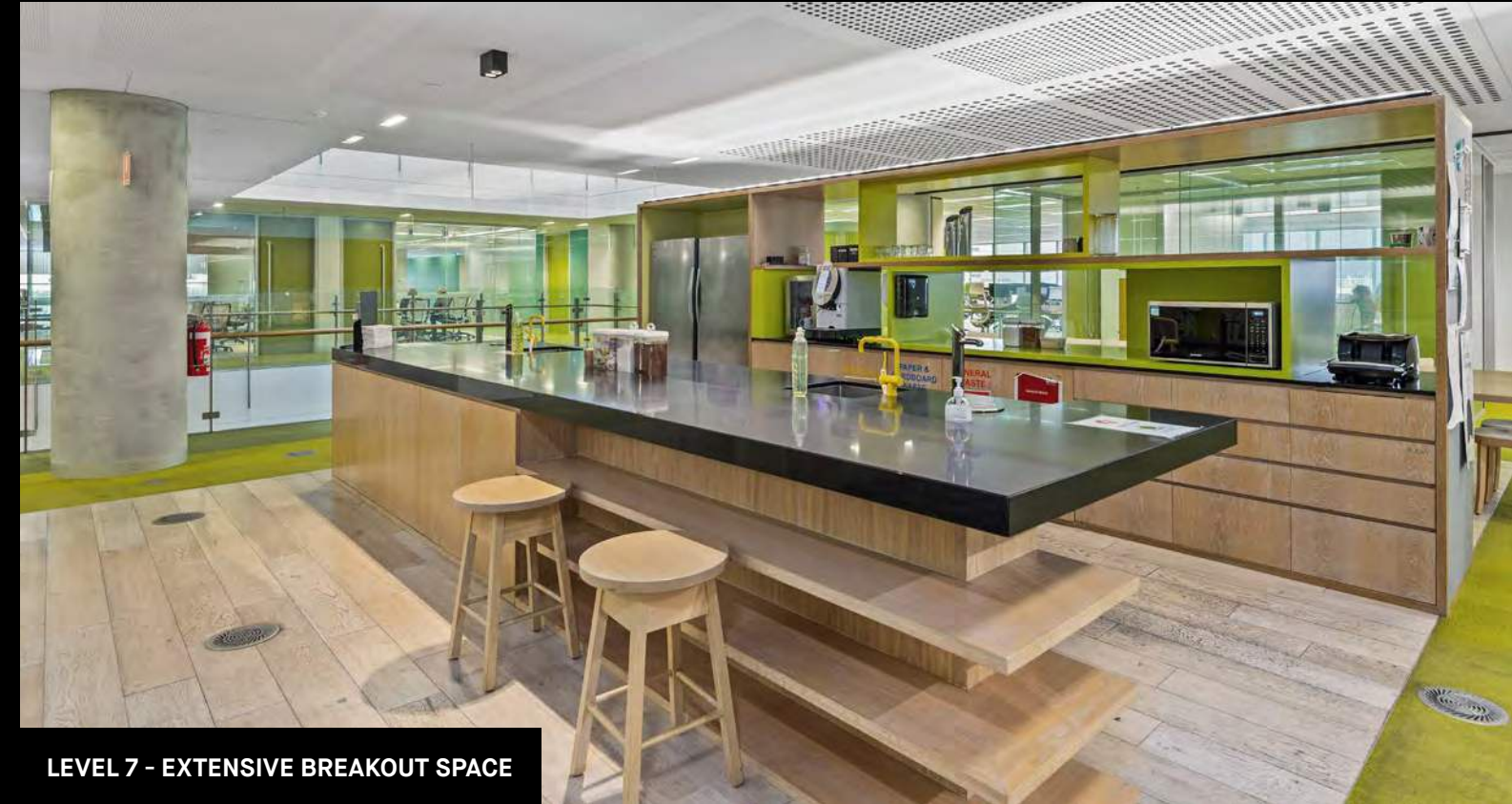
- Optergy 3.0.2A front end web portal that controls Mechanical systems.
- Indoor Winter - 21.5 degrees
- Indoor Summer - 23.5 degrees

Backup power

2 x Diesel generators (800kva & 660Kva)

Fire protection

- Sprinkler, hydrant, and hose reel systems.
- All floors serviced with overhead fire control sprinklers and EWIS.
- Landlord managed emergency evacuation procedures including regular training.





LEVEL 8 - IMPECCABLE BOARDROOM AND MEETING FACILITIES (SOME MEETING ROOMS INCORPORATE SLAB TO SLAB WALLS).



LEVEL 6 - BOOTHS AND COLLABORATION SPACE TO FACILITATE ACTIVITY BASED WORKING.



LEVEL 7 - 150 WORKSTATIONS APPROX WITH SOME SIT TO STAND

Lifts

- 6 x office lifts rated at 1,800kg/24 person.
- 1 x Goods lift rated at 2,000kg/26 person.
- Destination control for office lifts on each level with swipe card access capability.

Waste streams

- Waste
- Cardboard
- Commingled
- Organic/Food

Amenities and others

- EOT located on level 1.
- Building has private coffee shop located on level 1 with eating area and outside balcony complete with BBQs.
- Concierge/security on Ground Floor 8am-8pm weekdays.
- 24-hour access to building with swipe card.
- Building has private car park located within building.
- Food Court and high-end retail section located under the office area (Rundle Place).

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Grenfell Street

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