

# NISHI

---

2 Phillip Law Street, Canberra, ACT



## NISHI is an iconic A-Grade 10-storey office development situated in Canberra's most creative and innovative culture mixed-use precinct, New Acton.

Designed with sustainability at the forefront it is arguably one of the greenest buildings in the CBD with a 400-kilowatt solar system, blackwater recycling and a sustainable Australian timber facade. The building provides diverse amenity for occupiers including modern end of trip facilities, on site food and beverage offerings as well as generous on site visitor parking.



WATCH  
VIDEO

Current leasing availability  
including floor details

CLICK HERE





# Location and transport

Situated along the southwestern corridor of the City CBD, New Acton is well connected with ease of access in and out onto Parkes Way and within proximity to bus stops and a short walk to the light rail network which will have a stop less than 6 minutes away from the building once stage 2A is complete.

All day parking options are available in and around the building for occupiers. Numerous food and beverage options can be easily accessed within the NewActon Precinct or a short walk to number cafes and restaurants up the western corridor of the CBD, ANU precinct or the Canberra Shopping Centre. NISHI is perfectly connected to the ACT Governments transformation of the West Basin into the Acton Waterfront only moments away, creating a great public space by the water for occupiers to utilize







## Precinct and amenity

New Action, features landscaped gardens, arts, retail, hospitality and retail offerings for occupiers and its residents.

More than just a place to work, live and play, it has won more awards (local and national) across architecture, property development and urban design than any other in Canberra's history. The New Acton precinct is home to Palace Electric Cinema, Ovolo hotel Nishi, Monster Kitchen and bar, Peppers Gallery Hotel, Parlour, High Jinks, Rebel Rebel, Mocan & Green Grout as well as various other offerings and major commercial occupiers including the Commonwealth of Australia, Clayton Utz Lawyers, Servcorp and Oracle.



Ground floor café, restaurants & bar



Palace Cinema



Ovolo Hotel Nishi and conference centre



Public parking within the building



Share a Bike (bicycle rental service) and E-scooters



Access to landscaped spaces within the NewActon Precinct



Access to public greenspaces within proximity to the building such as the West Basin by the lake






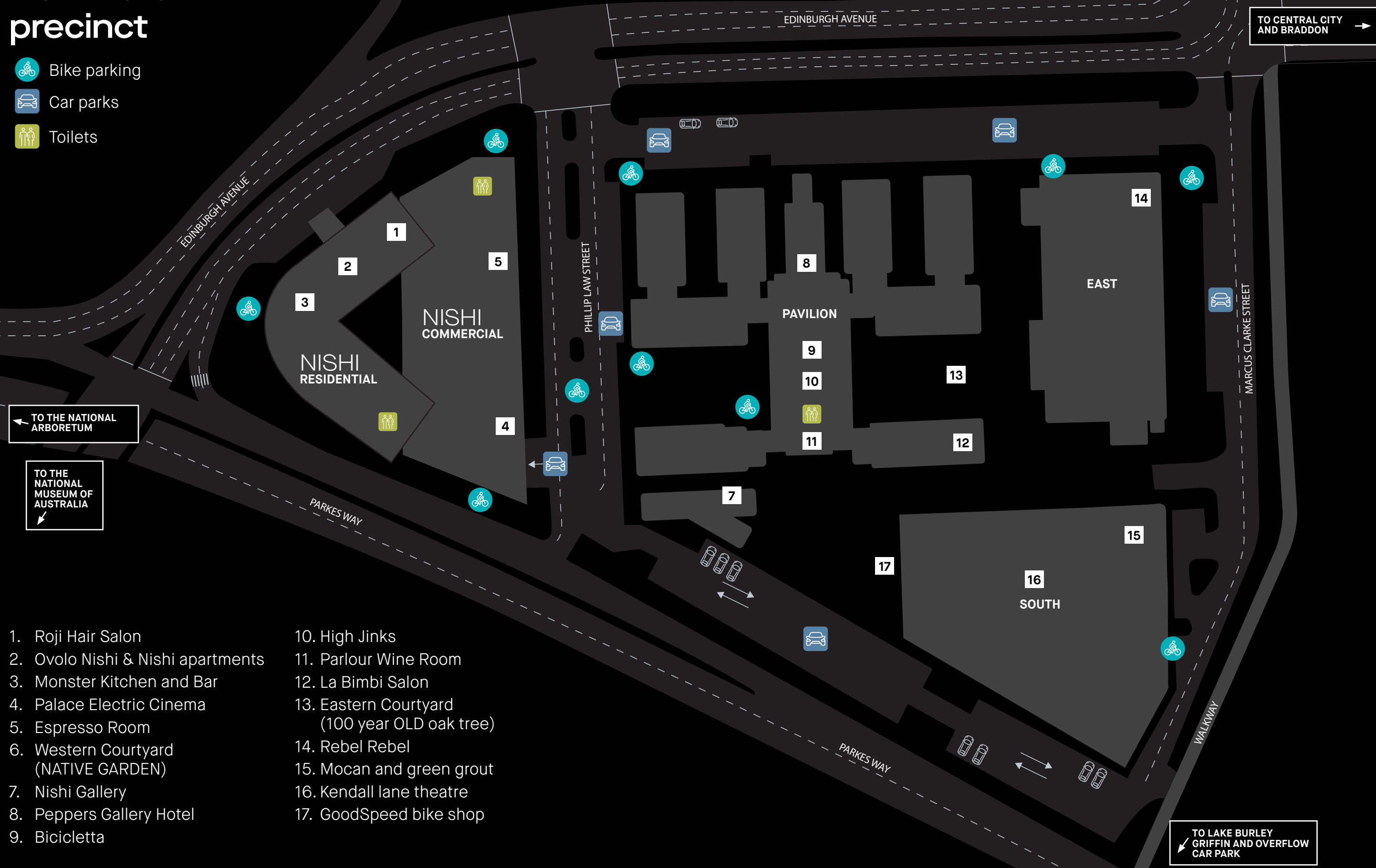
Nishi, 2 Phillip Law Street, Canberra, ACT





# New Acton precinct

-  Bike parking
-  Car parks
-  Toilets



- |   |  |
|---|--|
| 1. Roji Hair Salon                      | 10. High Jinks                                   |
| 2. Ovolo Nishi & Nishi apartments       | 11. Parlour Wine Room                            |
| 3. Monster Kitchen and Bar              | 12. La Bimbi Salon                               |
| 4. Palace Electric Cinema               | 13. Eastern Courtyard<br>(100 year OLD oak tree) |
| 5. Espresso Room                        | 14. Rebel Rebel                                  |
| 6. Western Courtyard<br>(NATIVE GARDEN) | 15. Mocan and green grout                        |
| 7. Nishi Gallery                        | 16. Kendall lane theatre                         |
| 8. Peppers Gallery Hotel                | 17. GoodSpeed bike shop                          |
| 9. Bicicletta                           |  |



# End-of-trip facilities

Modern end of trip facilities situated in the basement of the building featuring:



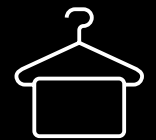
Bike Storage facility



Lockers



Showers



Towel service





# Tech Spec

**AIR CONDITIONING** Condenser Water Loop available

**BUILDING ACCESS HOURS** 24/7

**COMMUNICATIONS** NBN Fibre to the Basement, all major Telco Fibre Optic available

**CONSTRUCTION** Concrete pre-cast and traditional reinforced concrete with cladding

**FIRE PROTECTION** Smoke detection and alarm system. Fire Sprinkler and EWIS

**GOODS LIFT** 2000 Kg capacity

**RATINGS** 6 star NABERS energy rating  
4 star NABERS water rating  
37.5% Renewable Energy Indicator (REI)

**PV SOLAR** 400 kw PV Solar System

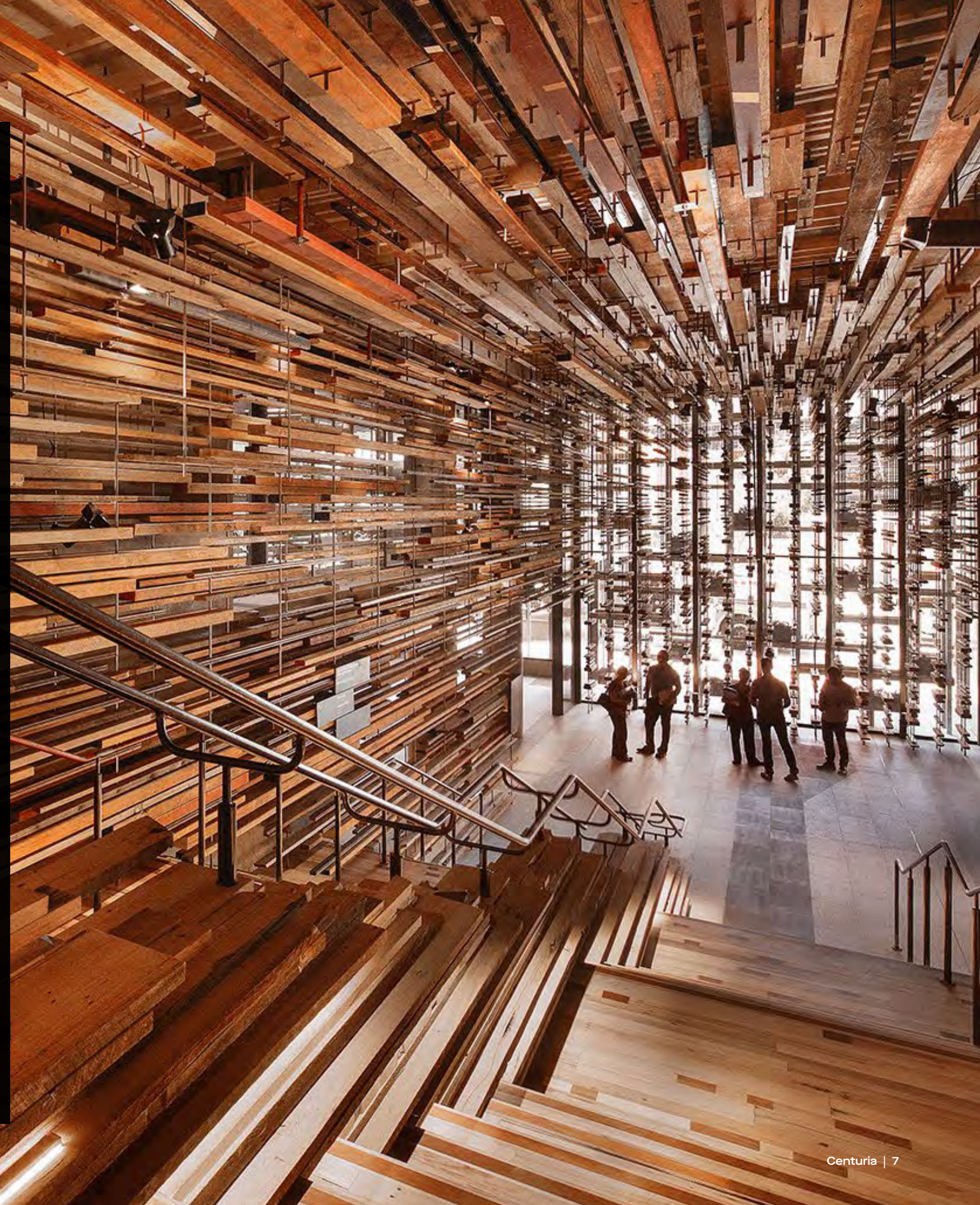
**POWER** 2,500 Amp tenant power supply

**OCCUPANCY LOAD** 1 person per 10m<sup>2</sup>

**OFFICE AREAS** 10w/m<sup>2</sup>

**INDOOR SUMMER** 24.5 degrees C DB Maximum

**INDOOR WINTER** 20.5 degrees C DB Maximum









---

For current leasing availability including  
floor details and contact details

[CLICK HERE](#)



Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report has been prepared by Centuria Property Funds (ABN 11 086 553 639) (Centuria) and does not constitute a contract of sale or lease. It is intended only as a guide and an aid to further investigation by the prospective tenant. Prospective tenants accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Centuria and may be based on assumptions. In passing this information on, Centuria does not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Centuria at the date of preparing this document and assumptions which may be correct.

**Centuria**