

348 Edward Street

Brisbane QLD

Information memorandum

Centuria



Current leasing
availability including
floor details

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Executive summary

348 Edward Street is a quality A-grade building, featuring 15 levels with panoramic views over the Brisbane CBD and beyond. The side core design delivers excellent efficiency, with an average floor plate size of 880sqm.

Featuring a double height glass foyer, with red cedar panels, revolving glass door and external glass elevators, the views out over the Brisbane CBD will be more than you expected.





LEVEL 1



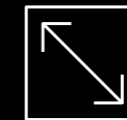
LEVEL 4



11,131sqm
NLA



A-Grade quality features
and design



880sqm
Typical floor plate



15 levels



Views from every floor



131 car park bays
ratio of 1:84 per sqm/NLA



46 bike cage



100% back-up power
for essential services only



CCTV monitoring throughout common areas



Proximity access cards to secure floors



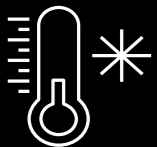
Refurbished lobby Recently repositioned the ground floor lobby and retail offering / Refurbishing lift car interiors, panelling, screens and digital displays



On-floor lift foyers featuring stone floors, Tasmanian oak walls, tenant and floor signage



On-floor bathrooms



Energy efficient 2 new cooling towers and brand new, energy efficient, chiller installed with 100% back up support from secondary chiller means minimal risk of downtime for air conditioning services



LEVEL 3



LEVEL 1



LEVEL 4



Location

Set in a tranquil parkland setting just 100 metres from Central Station, with views of the city from every floor, 348 Edward is a quality A-grade office building with panoramic views over the Brisbane CBD and beyond.

Brand new, plush turn-key suites provide the ultimate location for businesses looking to step up. The commanding corner location ensures easy access in and out of the city, and provides excellent exposure up and down Edward Street.



Transport

- Central Station: 60m
- King George Square: 230m

Dine

- Metropole: 75m
- Sofitel Thyme2: 150m
- Grand Central Hotel: 220m
- Eagle Street Pier eateries: 750m

SHOP

- Luxury Edward Street: 240m
- Queen Street Mall: 350m

Convenience

- Woolworths Metro: 130m

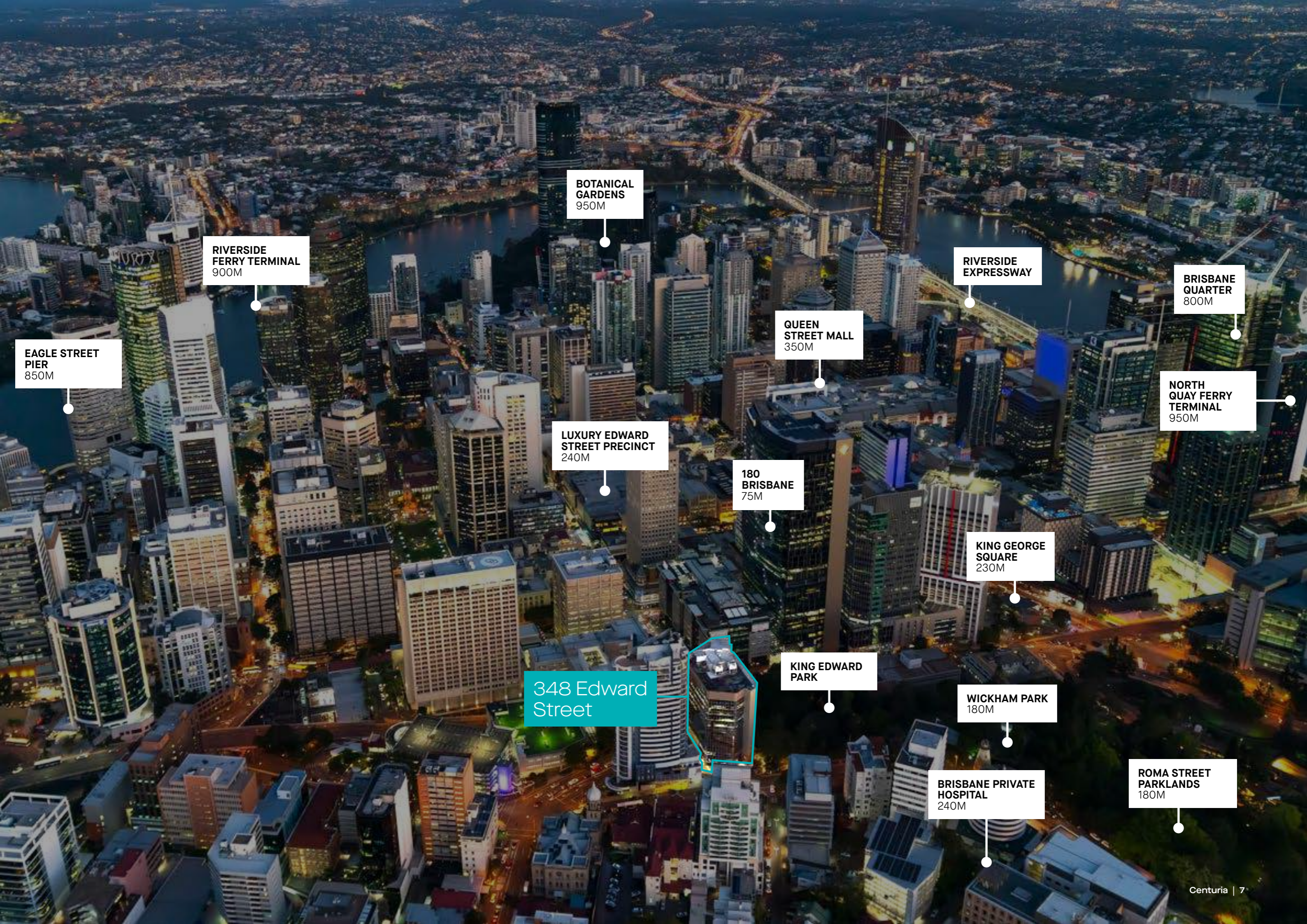
Childcare

- Goodstart Learning: 50m

Exercise

- King Edward Park: adjacent
- Roma Street Parklands: 400m





**EAGLE STREET
PIER**
850M

**RIVERSIDE
FERRY TERMINAL**
900M

**BOTANICAL
GARDENS**
950M

**RIVERSIDE
EXPRESSWAY**

**BRISBANE
QUARTER**
800M

**QUEEN
STREET MALL**
350M

**NORTH
QUAY FERRY
TERMINAL**
950M

**LUXURY EDWARD
STREET PRECINCT**
240M

**180
BRISBANE**
75M

**KING GEORGE
SQUARE**
230M

**348 Edward
Street**

**KING EDWARD
PARK**

WICKHAM PARK
180M

**BRISBANE PRIVATE
HOSPITAL**
240M

**ROMA STREET
PARKLANDS**
180M

End-of-trip facilities



4 male showers and
4 female showers



1 mobility impaired
shower and toilet



50 lockers



60 bike racks



FOYER



BIKE STORAGE



EOTF

348

Edward Street

For current leasing availability including floor details and contact details

[CLICK HERE](#)



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