



Current leasing
availability including
floor details

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Executive summary

A Grade Office Building to the heart of the Wollongong CBD.

Features abound, including:



Excellent natural light with full height glass to all sides



5.0 Star NABERS rating



Street facing foyer entry with potential use for third space.



Impressive common entertaining terrace to Level 7; north facing with elevated views



High calibre occupants: KPMG, Medibank, IRT, NAB.



Refurbished End of Trip facilities.



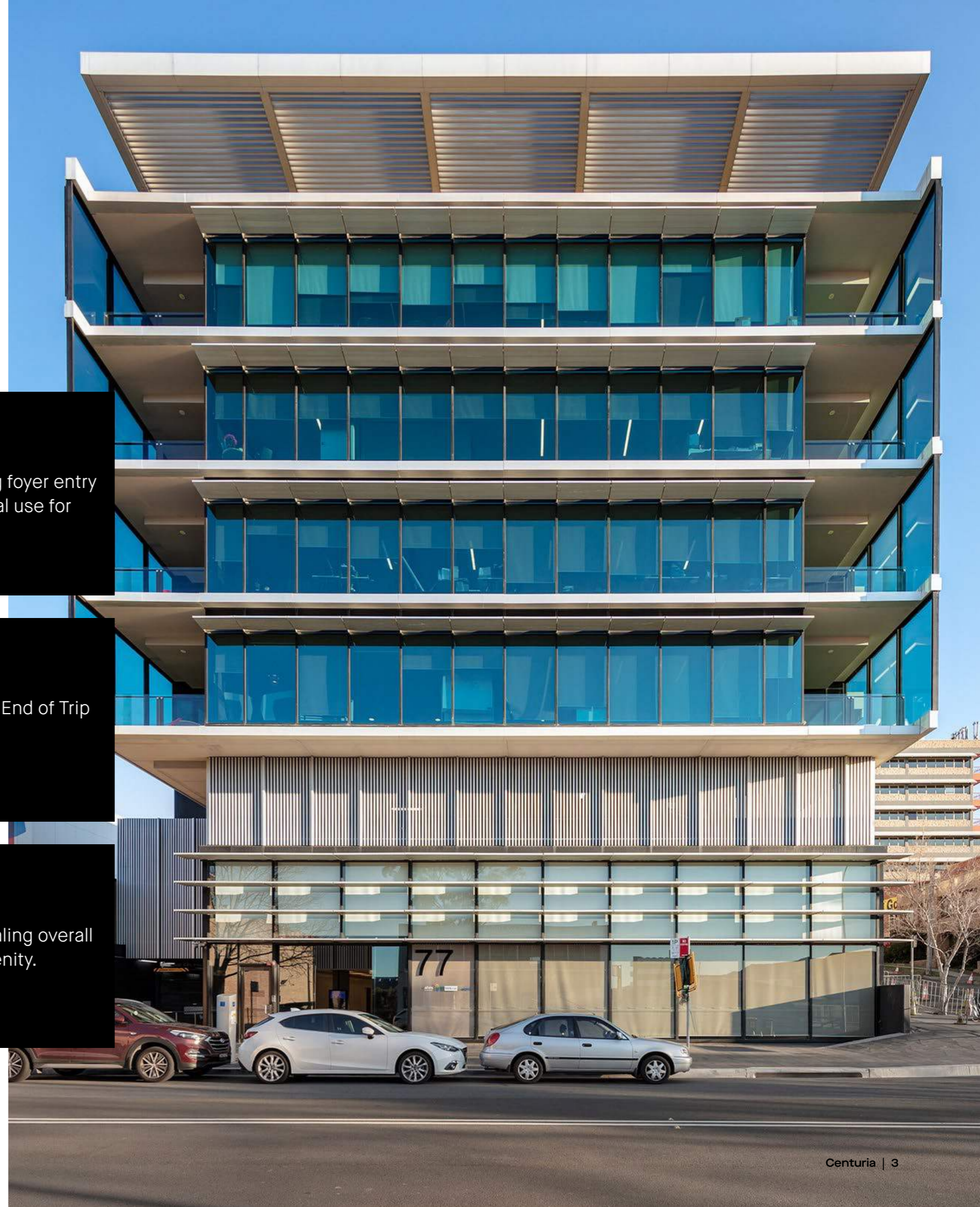
Fully secured parking.



Flexible tenancy areas with the added potential inclusion of extensive fit-out.



Highly appealing overall building amenity.



Location



The building is positioned within one block of the city centre as well as 'Wollongong Central' shopping centre.



Within two and three blocks of Wollongong's main bus stop which includes the free city shuttle, and Wollongong train station.



The CBD's main 'eat street' is only 300m walk, and cafés and bars abound commensurate with the growth of Wollongong's hospitality offerings in recent years.



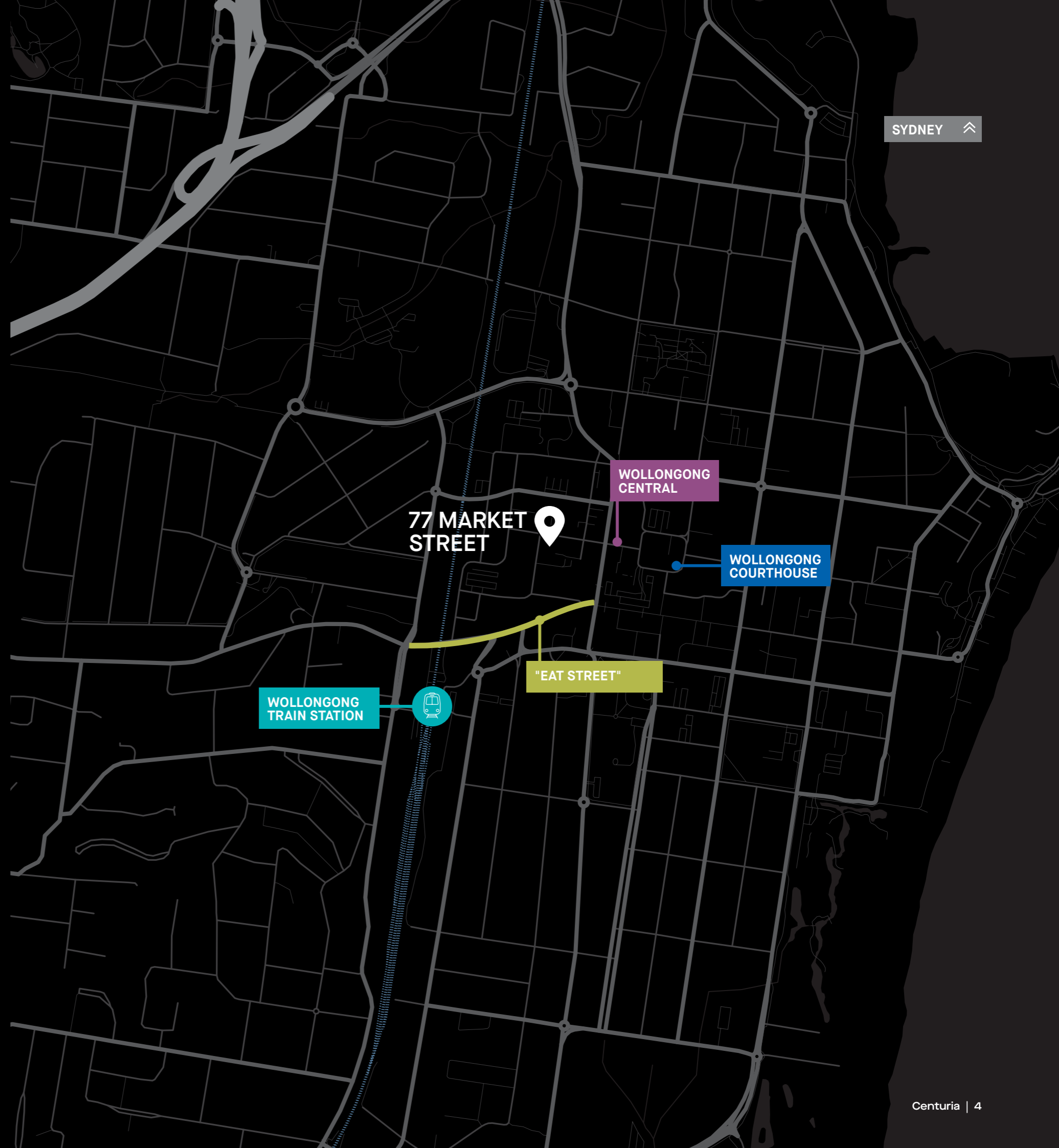
Wollongong Courthouse also within easy walking distance.



Timed affordable street parking to surrounding streets.





This is a recognised easy access location.




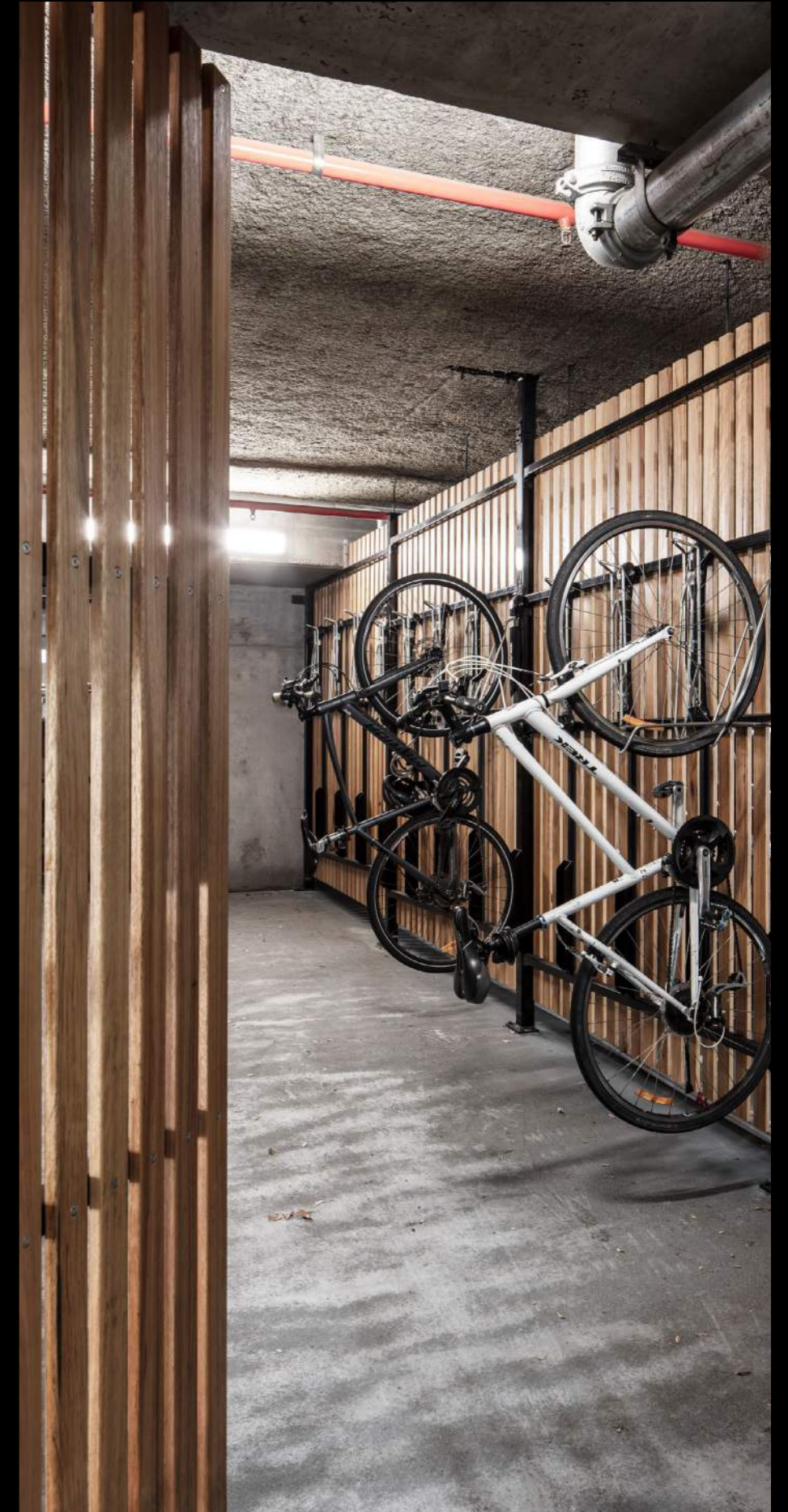
End-of-trip facilities

Newly renovated and accessible end of trip facilities including separate large male and female showers/locker rooms. Fully secured for tenant use only.

 Lockers
20 male, 20 female

 Showers
3 male, 3 female

 Bookable
bicycles



Current leasing opportunities

There is genuine flexibility (on merit) to provide anywhere from 177m² up to possibly 4,371m² in total.

Car Parking: Typical ratio of 1 bay per 197sqm leased.

Rooftop

Exclusive bookable rooftop entertainment area with incredible city, coast and mountain views.


- BBQ and bar area
- Casual workspace







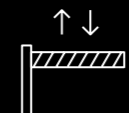
BaseUp


Flexible parking solution available


 Cloud-based dashboard to manage parking with flexibility, clarity and ease


 Carpark configuration to maximise efficiencies


 Direct app access to bookings


 BaseUp Bluetooth hardware to facilitate carpark access

 Customisable visitor management upon request

 Maximise car park utilisation

 Self-serve solution for building tenants

 Shared staff and visitors parking

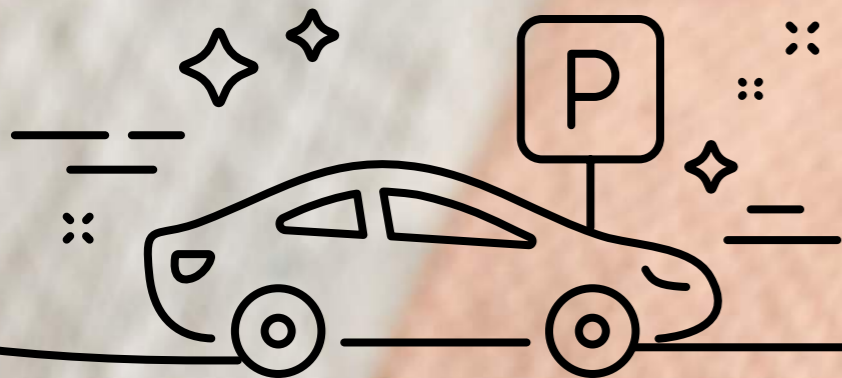
 Monetise your unused parking spaces



Book

Manage

Access



Bintracker

Providing real-time, accurate and granular waste reporting.

Waste sorting into four streams using the colour coded bins that you can purchase from us:



The source and weight of all building waste will be captured through:

- Platform scales at the waste collection point; and
- Bintracker Mobile App with QR code recognition and scale integration. The system provides your company with data for scope 3 emissions reporting and reduces your impact on the environment.

Accessible data:

- View your waste data through the Bintracker portal.
- Automated monthly summaries of your company's waste output.

centuria.com.au/bintracker

Technical specifications



Air-conditioning type

Condenser and chilled water loops



Building access hours

8am to 5pm



Communications

NBN ready, secure services risers



Fire protection

Fire detection and alarm system.
Fire sprinkler system



Good lifts

Passenger lift #3 available with
prior arrangement



NABERS

5-star energy rating



Power

250A tenant switchboards



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Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential.

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