

FOR LEASE

12 CRIBB

INFORMATION MEMORANDUM

MILTON

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12 CRIBB STREET IS ONE OF MILTON'S MOST STYLISH COMMERCIAL BUILDINGS WITH AN ELEGANT GROUND FLOOR FOYER, 5 LEVELS OF HIGH QUALITY OFFICE SPACE AND BASEMENT CAR PARK FOR 51 VEHICLES.

From the striking building facade to the impressive foyer, 12 Cribb Street exudes a style designed to impress clients and keep staff happy.

With foyer concierge, internal gardens, retail and comfortable seating areas, 12 Cribb Street offers pleasant spaces for meetings. While closeby Park Road makes going out for lunch a pleasure.

3,226m²
available for lease

- › Adaptable fitouts with quality finishes.
- › Efficient building services and natural light.

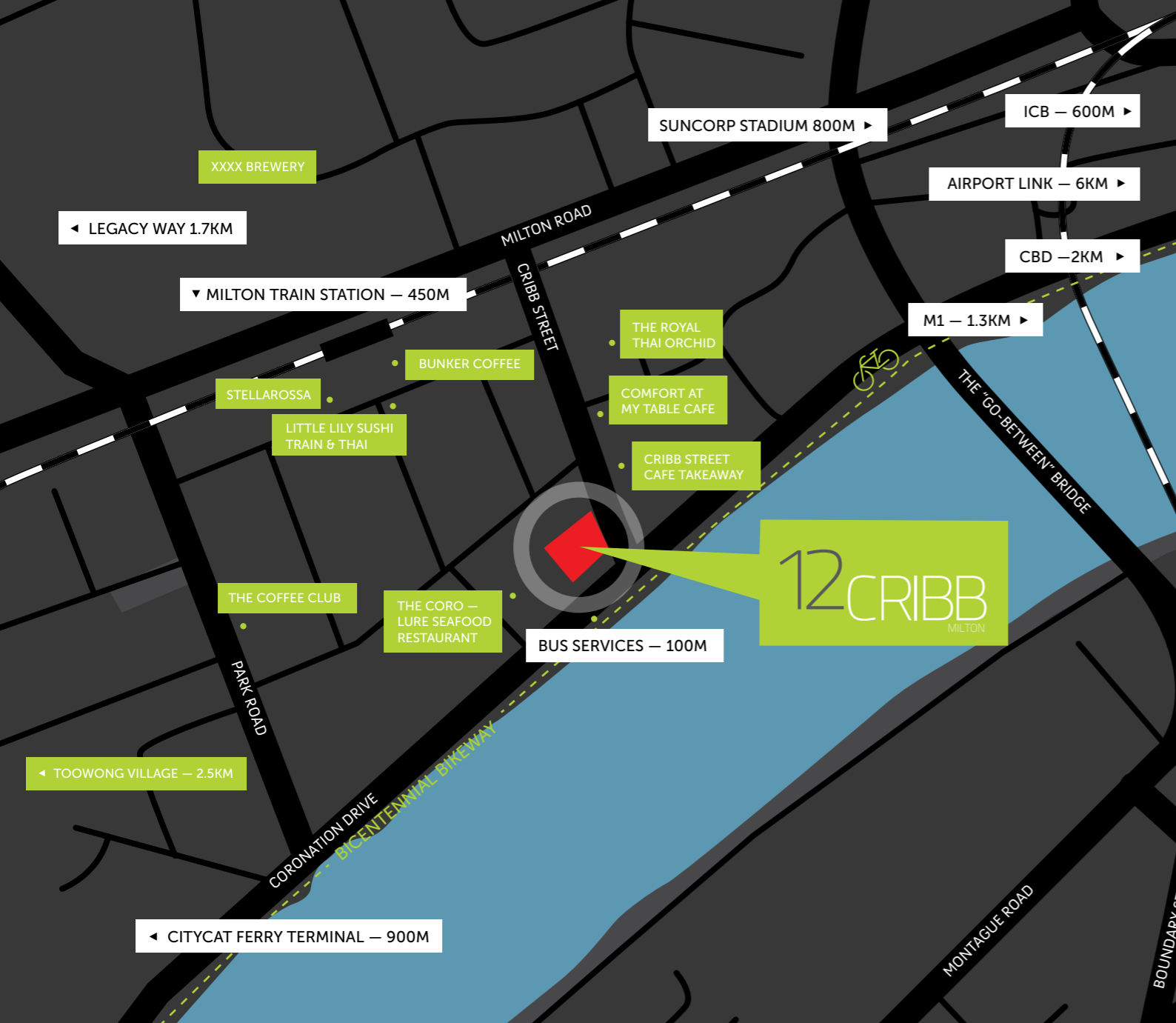
700m²
Large open floorplates

- › Outstanding signage potential.
- › Superb views of the river and surrounds.

51 secure onsite basement parking bays and bicycle facilities

- › Close to all business, banking, and retail amenities.
- › Convenient access to public transport and arterial roads.

NEW IMAGE TO BE SENT VIA USB



IT OFFERS DIRECT ACCESS TO MILTON ROAD, ICB, M1 AND CORONATION DRIVE, THE FOUR MAIN VEHICULAR THOROUGHFARES BETWEEN MILTON AND ALL OF SOUTH EAST QUEENSLAND.

The property enjoys a prime position in Milton – Brisbane’s premier urban renewal and fringe commercial locality. In this highly desirable and connected precinct, bus, train and CityCat stops are all within a short walk. Access to arterials is fast and direct.

Park Road with its array of popular dining, retail and banking options is just a 300 metre walk away.

Rail	220m
Bus	50m
Bikeway	100m
CityCat	1.8km

WELL CONNECTED

12 CRIBB STREET IS LOCATED IN THE MILTON COMMERCIAL PRECINCT, TWO KILOMETRES WEST OF THE BRISBANE CBD.



Occupying a prime street position, 12 Crabb Street offers outstanding corporate exposure to daily traffic.

Various signage and naming rights provisions are available depending on the size of the tenancy taken.

LARGE, EXPANSIVE AREAS: 12 CRIBB STREET OFFERS TENANTS THE OPPORTUNITY TO SECURE EXPANSIVE, WHOLE FLOOR TENANCIES UP TO 3,226M².

As a result, tenants will benefit from efficient space utilisation that offers employees plenty of natural light and impressive river views.

Level	Area m ²	Workstations	Offices	Meeting Rooms
5	91	6	0	0
4	729	47	8	2
3	700	47	10	2
2	736	50	10	2
1	721	58	8	1
G	249	0	0	4
Total	3,226	208	36	11

Fitted out and ready to move in

Choose to take advantage of the stylish and adaptable office fitouts already in place. Alternatively, negotiate additional fitout and refurbishment costs as either part of an initial lease incentive or amortised over a fixed leasing period.



Three times the parking ratio plus bike facilities

12 Cribb Street offers 51 secure basement car parks at an impressive ratio of 1:64m². This is three times the 1:200m² parking ratio of new buildings.

End-of-trip bike facilities are also available.

Room to expand

A larger-than-normal ground floor carpark means there is an opportunity to build it in and add approximately 400m² of extra building area — lab, data centre, generations or conference/ auditorium facilities.

The opportunity to create a truly welcoming and impressive space with extra high ceilings will make this space perfect for an auditorium or lecture room.

This option even allows for the conversion of the street level driveway to give an additional break-out landscaped area for staff and visitors as well as 39 basement car parks.

BUILDING LEVELS



End-of-Trip Facility

EOTF PLAN/IMAGE TO BE SENT





Indicative Fitout Plans

Level 1		Level 2	
Area m ²	721	Area m ²	736
Workstations	58	Workstations	50
Offices	8	Offices	10
Meeting Rooms	1	Meeting Rooms	2

Level 3		Level 4	
Area m ²	700	Area m ²	729
Workstations	47	Workstations	47
Offices	10	Offices	8
Meeting Rooms	2	Meeting Rooms	2

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