

Colliers

T C B

THOMAS CHARLES BEIRNE

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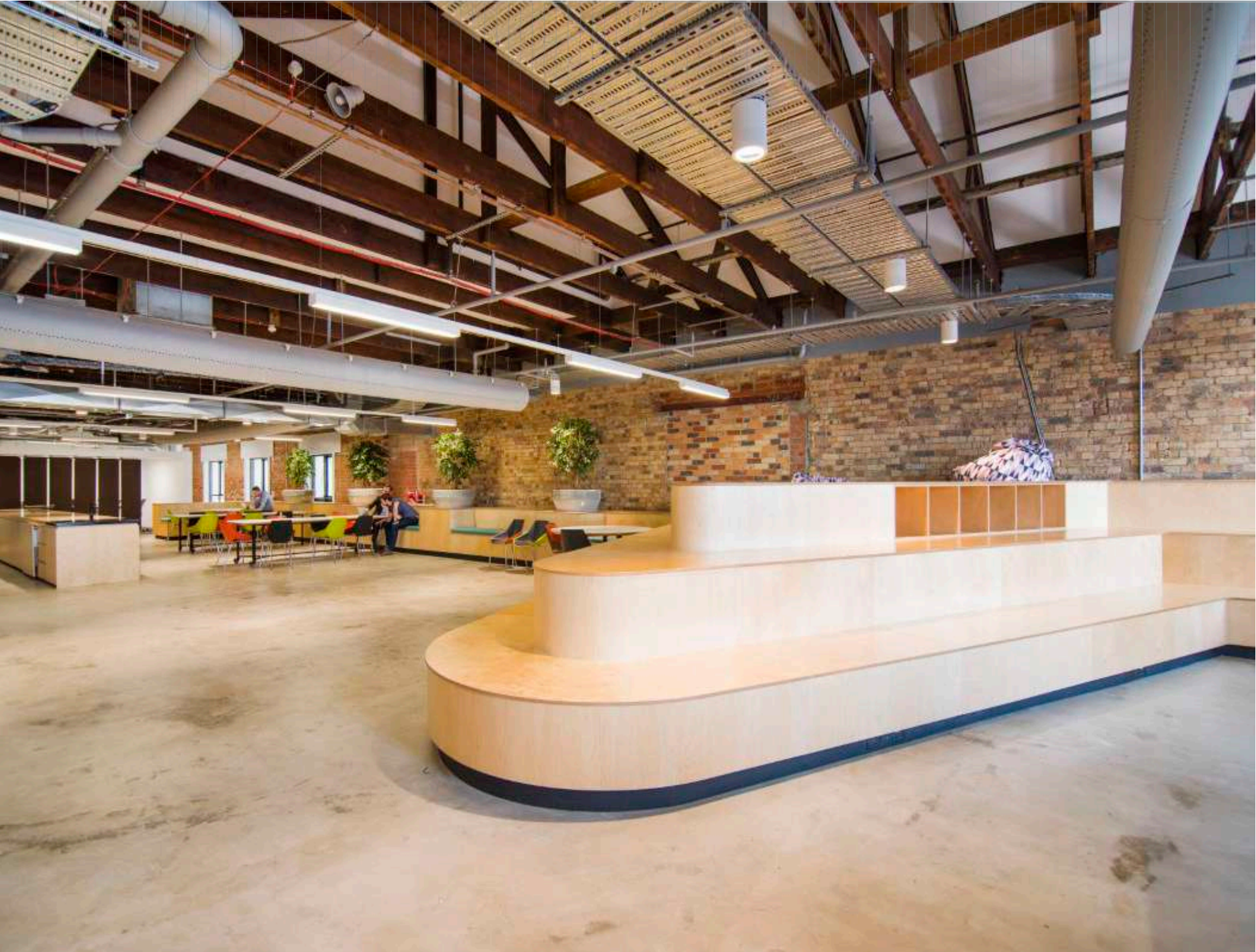
EST. 1902





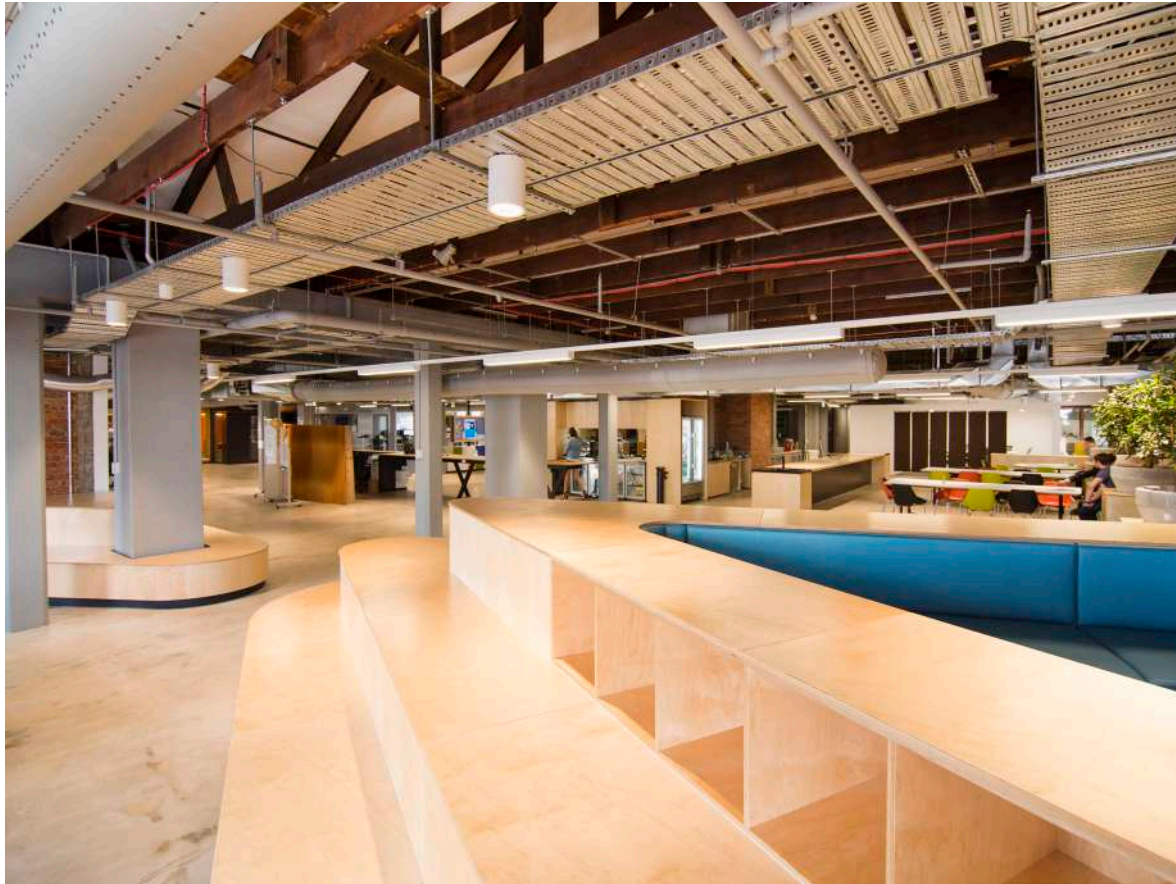
The TC Beirne Centre located at **315 BRUNSWICK STREET** is a Brisbane icon for its contribution both culturally and economically to the city. Once Brisbane’s most prominent Department Store, the asset has been refurbished in 2017 into a stunning commercial space filled with creative and innovative businesses working in a stunning heritage building setting.



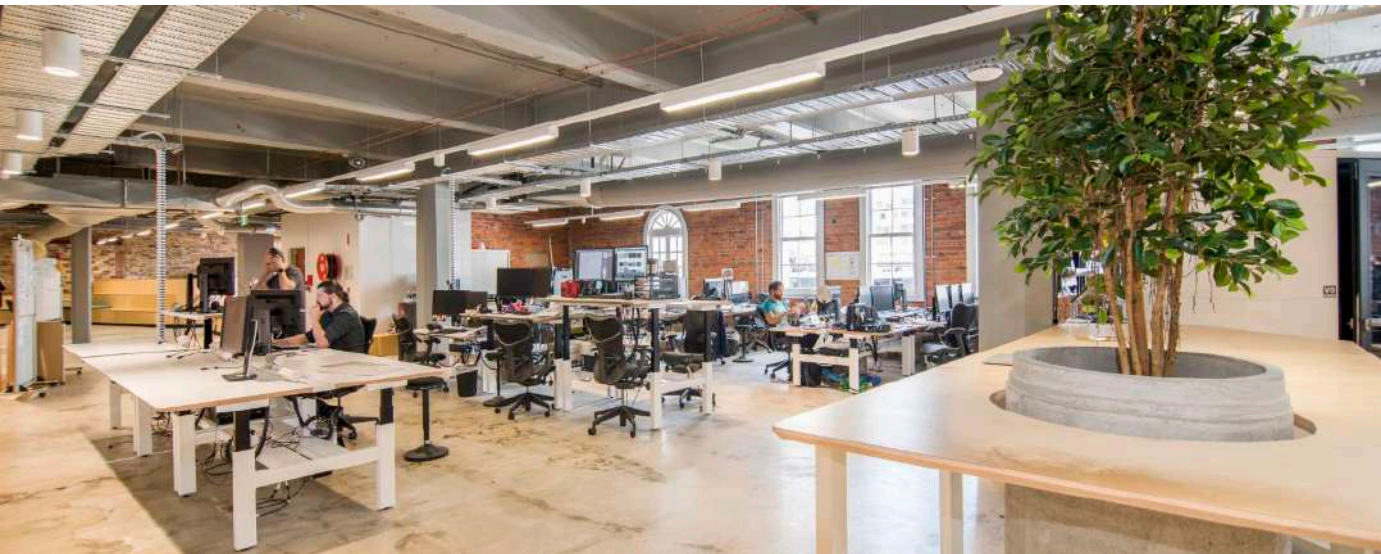


For the first time since the refurbishment of **315 BRUNSWICK STREET** in 2016, a single whole floor vacancy has come onto the market representing a 1,270sqm fully fitted opportunity.

The Fortitude Valley is the precipice of a new age where the ability to work, live and play has moved to a new level of integration with its sublime bars, restaurants and music and entertainment venues on your door-step.







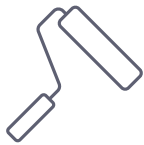
# THE BUILDING



**A-Grade Office**  
A-grade refurbished office quality standard with complete redesign and upgrade of all building.



**Largest Floor Plate**  
Largest heritage floor plates in Queensland.



**Premium Refurbished Hertiage**  
Enhancement of the heritage and character of the building with stylish, industrial look with exposed services (cable trays, air conditioning duct, and sprinklers).



**Award Winning Architecture**  
Thoughtful restoration from the award winning Hassell Architects have resulted in a unique blend of exceptional character features with modern designs.

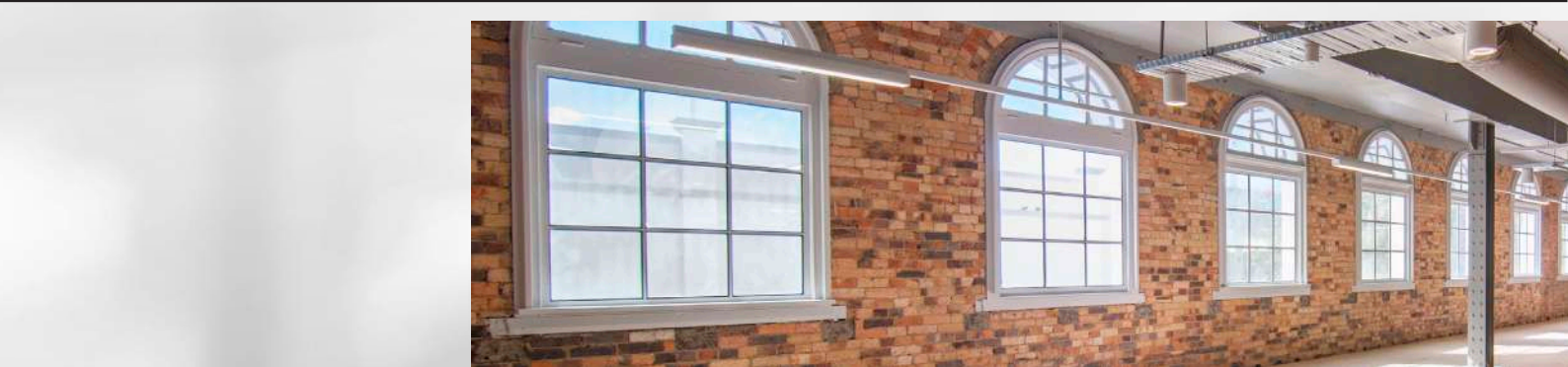


# A HOME FOR CREATIVITY



315 BRUNSWICK STREET embodies Brisbane’s version of a New York Chelsea district office, exuding warmth and vitality through its charming blend of unique features.

With exposed brickwork, grand arched windows and polished concrete floors, complimented by ceilings adorned with metal and timber finishes, this space captures the essence of urban sophistication while infusing a distinct local character.

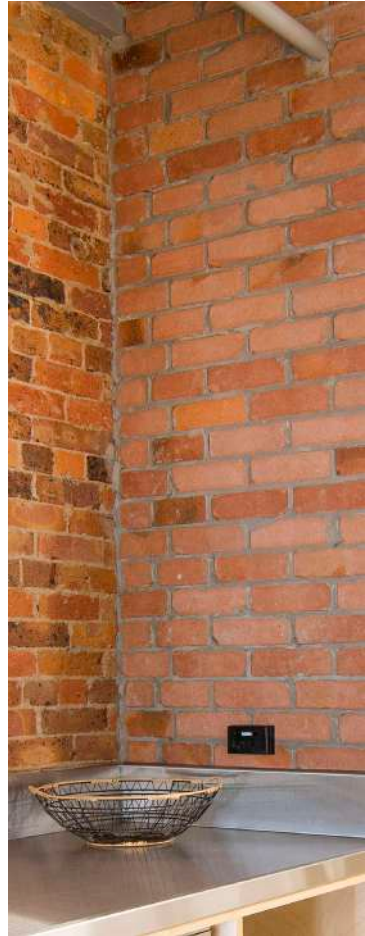
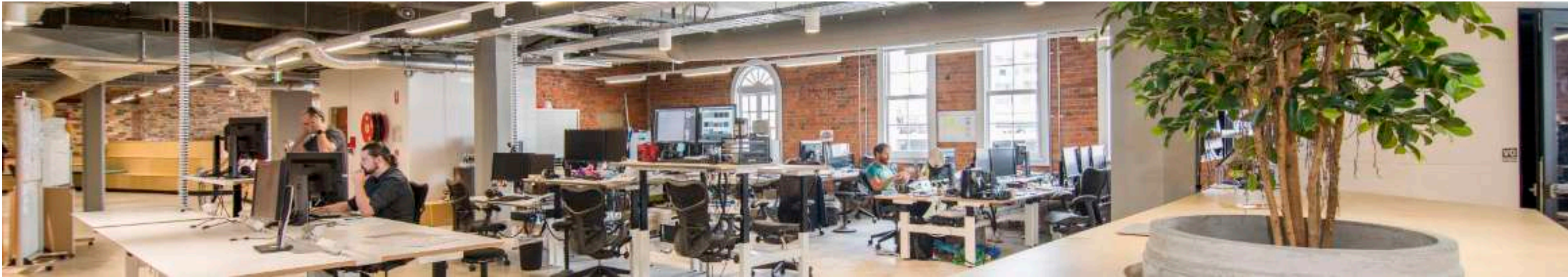




# DESIGNED FOR COLLABORATION

The stunning open plan character of  
315 BRUNSWICK STREET enables your staff ultimate  
space to collaborate and create.





# CHARACTER REFURBISHMENT

The attention to detail during the restoration of this asset is immaculate and the property comes with A Grade style amenities, stunning secure lobby entry, all new bathroom amenities and fast speed lifts.

## AIR CONDITIONING

Brand new variable refrigerant flow (VRF) air conditioning system allowing for complete flexibility of layout – open and closed

VRF System allows for quiet efficient use in conjunction with a building management system (BMS)

Each floor has a supplementary condenser water loop system to accommodate supplemental air conditioning

## ELECTRICAL

Energy efficient LED lighting throughout all floors

## LIFTS

All new lifts with contemporary interiors, new communications, controllers and hardware to optimise operation, ride quality, speed and safety

## EXTENSIVE END OF TRIP FACILITIES

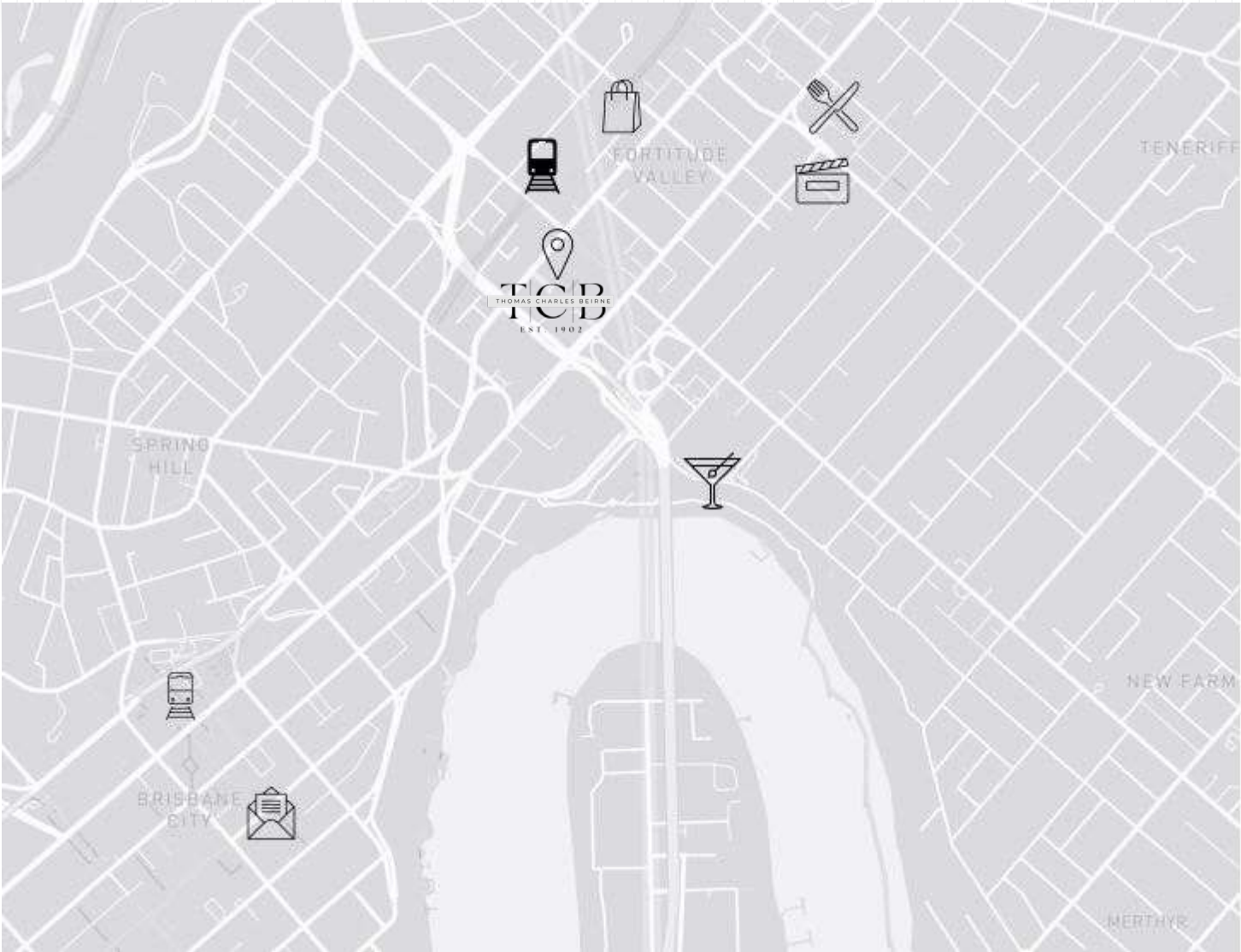
Equivalent to that of a 5 star green building\*

Brand new amenities for all floors



# THRIVING CITY FRINGE LOCATION

	From <b>315 BRUNSWICK STREET:</b>	
	Fortitude Valley Station	240M
	Brunswick Street Mall	500M
	Palace James St Cinema	870M
	James Street	900M
	Howard Smith Wharves	650M
	Brisbane Central Train Station	1.2KM
	Brisbane GPO	1.3KM





# EXPLORE THE LANEWAYS

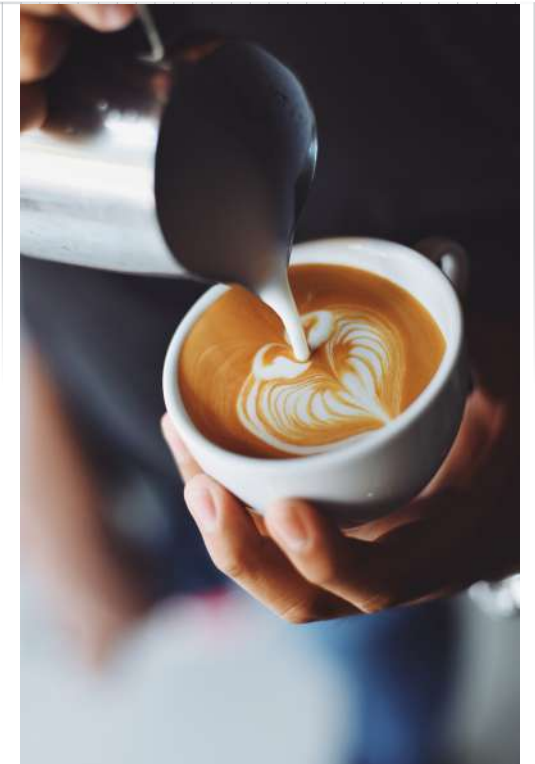
Award winning retail specialists The Buchan Group Architects have been engaged to restore the heritage rich T.C. Beirne and Burlington Buildings as one of the most exciting and thriving retail precincts in the Fortitude Valley area.

## THE BEIRNE LANEWAY

The Beirne Laneway will extend inwards from the Brunswick Street Mall, between the T.C. Beirne Building itself and the adjacent building. This will allow for an expansion of the F & B offering with new seating areas connecting the tenancy and the laneway. The Beirne Laneway will focus on providing a more intimate and human scale to the building and an engagement with the future food and bar tenancies adjacent.

## THE ARCADE

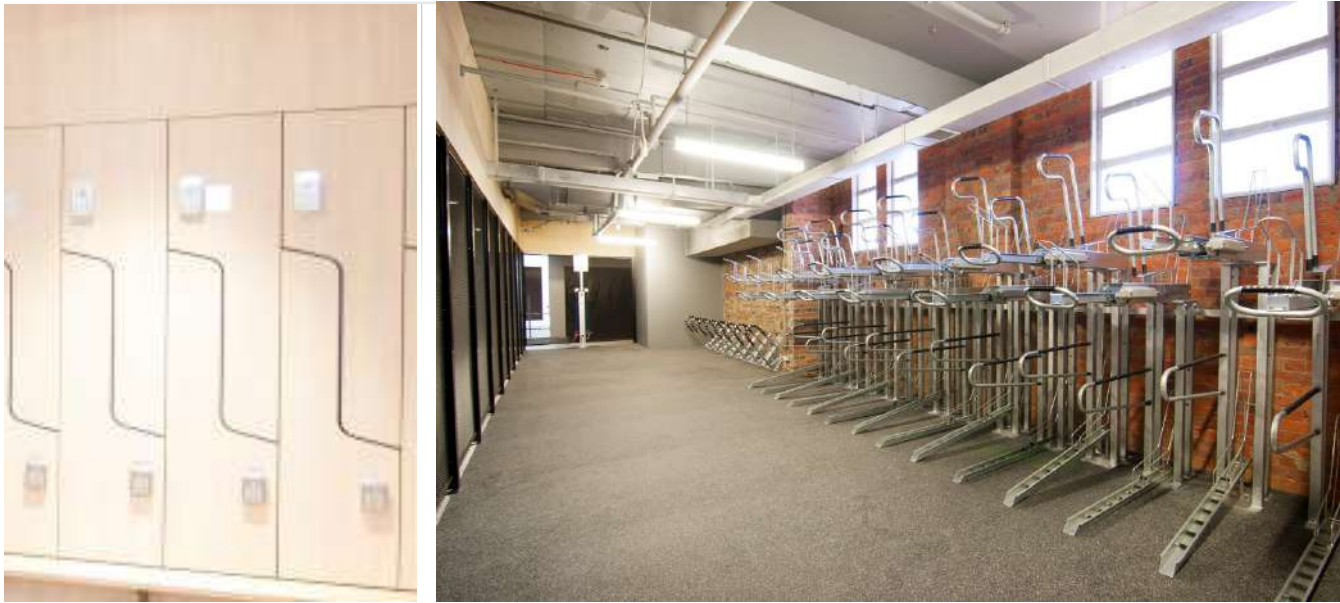
The existing building layout will be strengthened to create a new central arcade with access to commercial foyers above, as well as a repositioned laneway with an expanded food and beverage offering. Within these connections, two multivolume spaces extend upwards, connecting the retail with the commercial precinct above.




















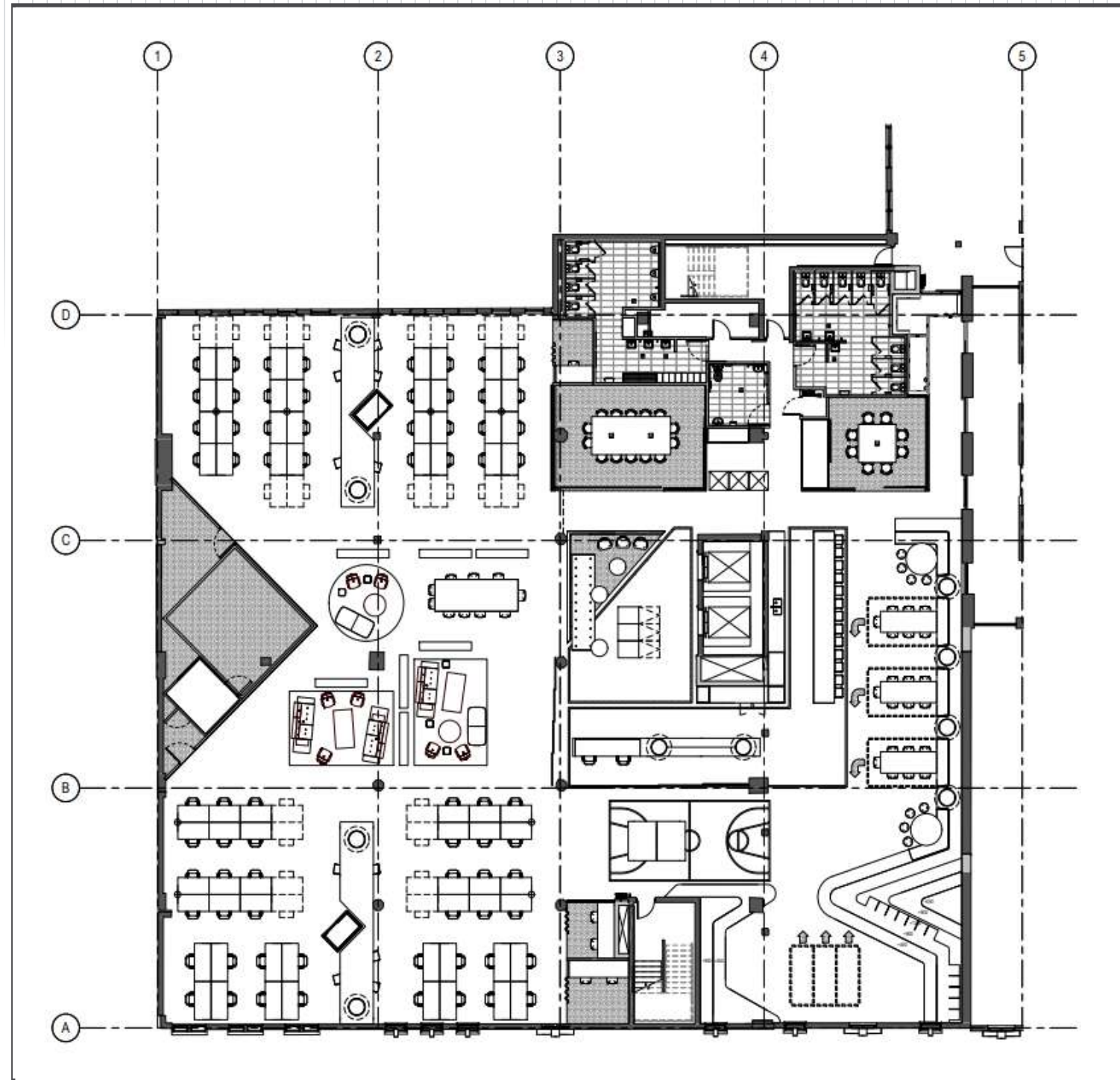


# END OF TRIP FACILITIES

As part of the requirement of the modern commercial building and as an acknowledgment of the varying way people make their way to and from work, a state of the art end of trip facility will be incorporated into the design of the building. Showers, toilets, lockers, ironing boards, and storage racks for bikes will be conveniently and safely located on level one.

	Lockers	120
	Bike racks	60
	Bike repair stations (inc. tools)	2
	Showers	13
	Ironing facilities	2
	Toilets	6
	Secure entry	✓
	Dry cleaning service	✓
	Fresh towel service	✓
	24 hour access	✓
	Cleaned daily	✓





## LEVEL 3 EXISTING HIGH QUALITY FITOUT

1270 SQM





# ENQUIRE TODAY



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