

# 0 4F

**Creek Street**





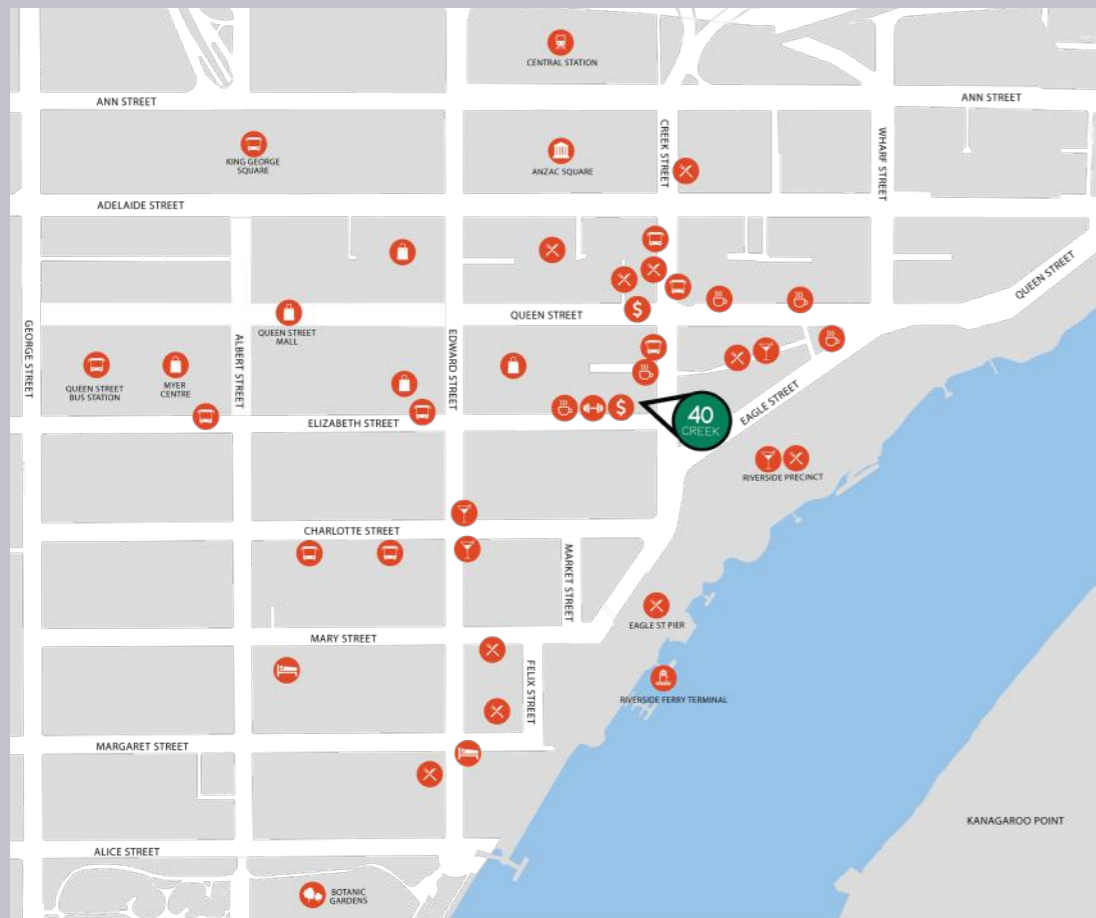
## SUMMARY

Address:	40 Creek Street, Brisbane
Total NLA:	12,986sqm
No. Floors:	17 Floors
Floorplate:	642sqm
Car Parking:	70 on-site car bays managed by the Landlord.
No. Lifts:	4
NABERS Energy:	5.5 Stars
End of Trip:	6 Showers, 4 Toilets, 80 Lockers, 18 Bike racks
Coffee Shop:	The Common Room
Current Rent:	\$635 - \$665sqm gross

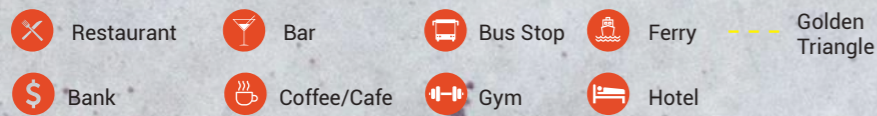
40 Creek Street is the hub for business and lifestyle in the Brisbane CBD.

40 Creek Street puts you right at the heart of the CBD. Located in the centre of Brisbane's "Golden Triangle" precinct, 40 Creek Street offers a polished presence and connectivity to clients, amenities and transport, all adjacent to the iconic Fig Trees of Eagle Street.

An array of investments into the building have been completed. A brand new End of Trip facility as well as refurbished lift lobby's on many floors are highlights.



- + Prominent street presence;
- + Prestigious Golden Triangle location;
- + Ground floor retail: Pressd Juices, WestPac and Fitness First;
- + Public Transport: Short Walk to Central Station with bus stops outside 40 Creek Street.



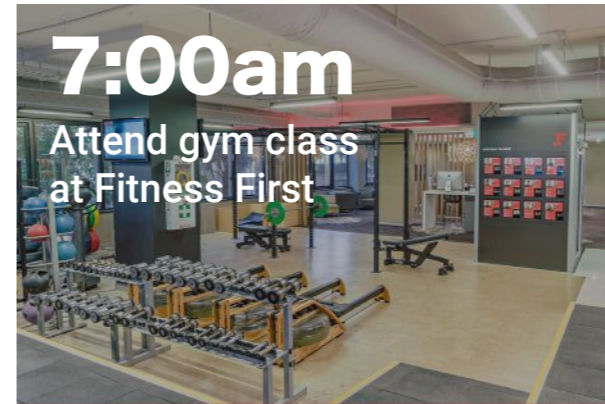


# CREATING A LIFESTYLE HUB

40 Creek Street is offering tenants a unique value opportunity to enjoy a seamless flow between life and work, all achieved without leaving the site.

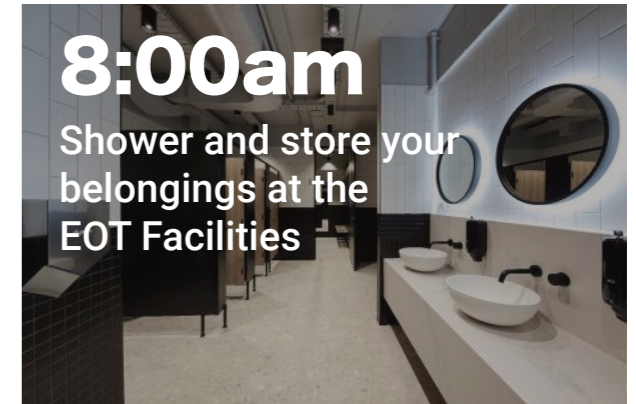
**7:00am**

Attend gym class at Fitness First



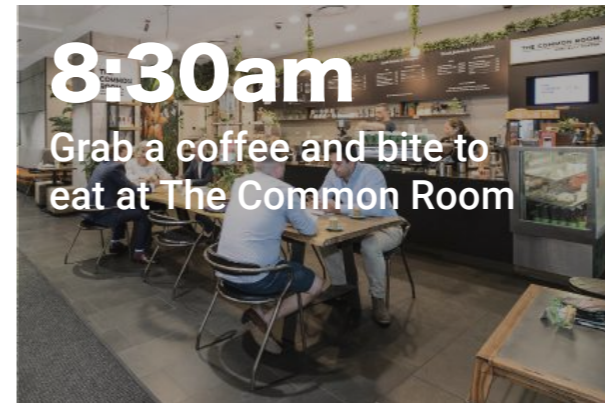
**8:00am**

Shower and store your belongings at the EOT Facilities



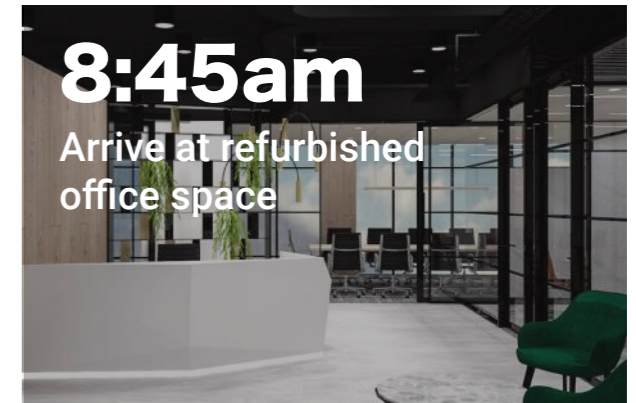
**8:30am**

Grab a coffee and bite to eat at The Common Room



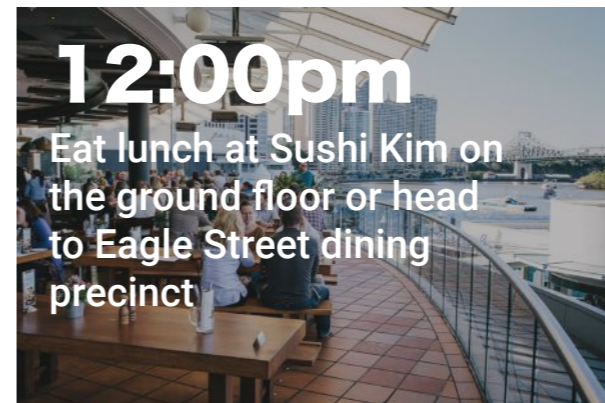
**8:45am**

Arrive at refurbished office space



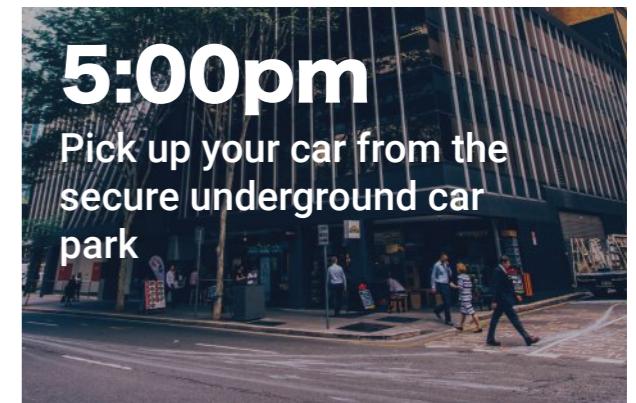
**12:00pm**

Eat lunch at Sushi Kim on the ground floor or head to Eagle Street dining precinct



**5:00pm**

Pick up your car from the secure underground car park



# THE NEXT LEVEL OF BUSINESS

40 Creek Street will give your business every advantage it needs. With recently refurbished spaces throughout the building, this impressive asset offers soon to be commenced, fully fitted workspaces, as well as a range of warm shell floors available to be fitted per tenant demand.

Here you will enjoy an inspiring, contemporary space that delivers excellent views and proximity to all amenities, only available from such a prominent location.

40 Creek Street is the perfect mix of quality, location, lifestyle and affordability. The building is one of only a handful of A Grade commercial towers with a 5.5 Star NABERS Rating, making it a well rounded option for many businesses.

# 40 Creek Street FAST FACTS

 **70** CAR PARKS

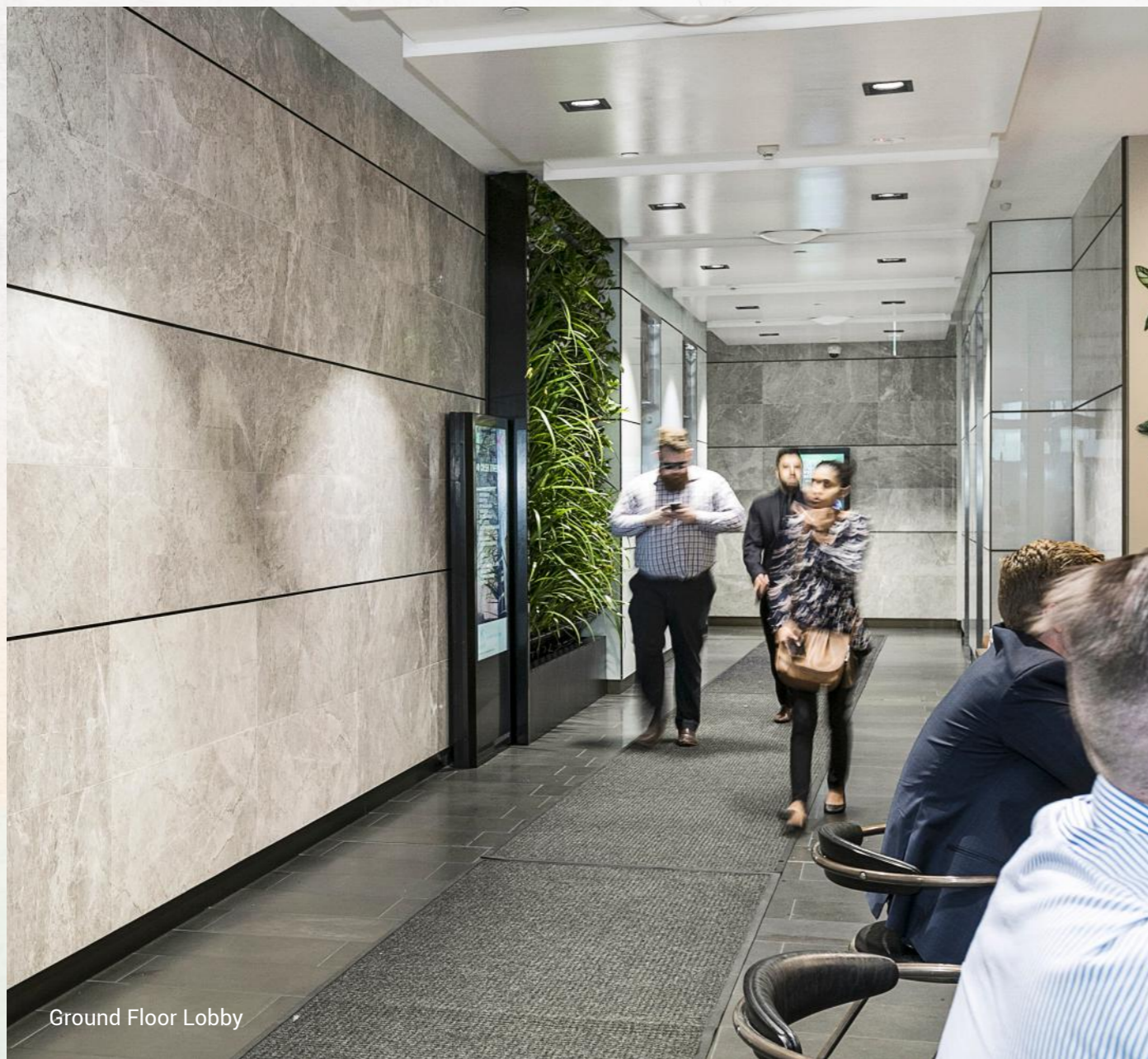
NABERS RATING



**12,986**  
square metres of  
refurbished space

 **17**  
LEVELS

**\$ \$1m**  
on recent refurbishments



Ground Floor Lobby



End of Trip Facilities (L4)

# INVESTMENTS IN REFURBISHMENT

The owners of 40 Creek Street know the importance of providing consistently outstanding facilities for tenants. The ground floor lobby and in-house cafe have been refurbished to an exceptionally high standard creating a very welcoming atmosphere within the building. The new addition of an End of Trip Facility has been the most notable upgrade to the building, recently completed in April of 2019. The brand new space features:

- + 6 Showers;
- + 4 Toilets;
- + 80 Lockers;
- + Disabled facilities;
- + Ironing facilities;
- + 18 Bicycle racks.

Recent on-floor refurbishments, including lift lobbies, have also been completed on multiple floors within the building. A highlight of these upgrades can be seen on Level 4 with the refurbishment of an excellent outdoor space, available exclusively to tenants of that floor.



End of Trip Facilities (L4)



Private Balcony (L4)

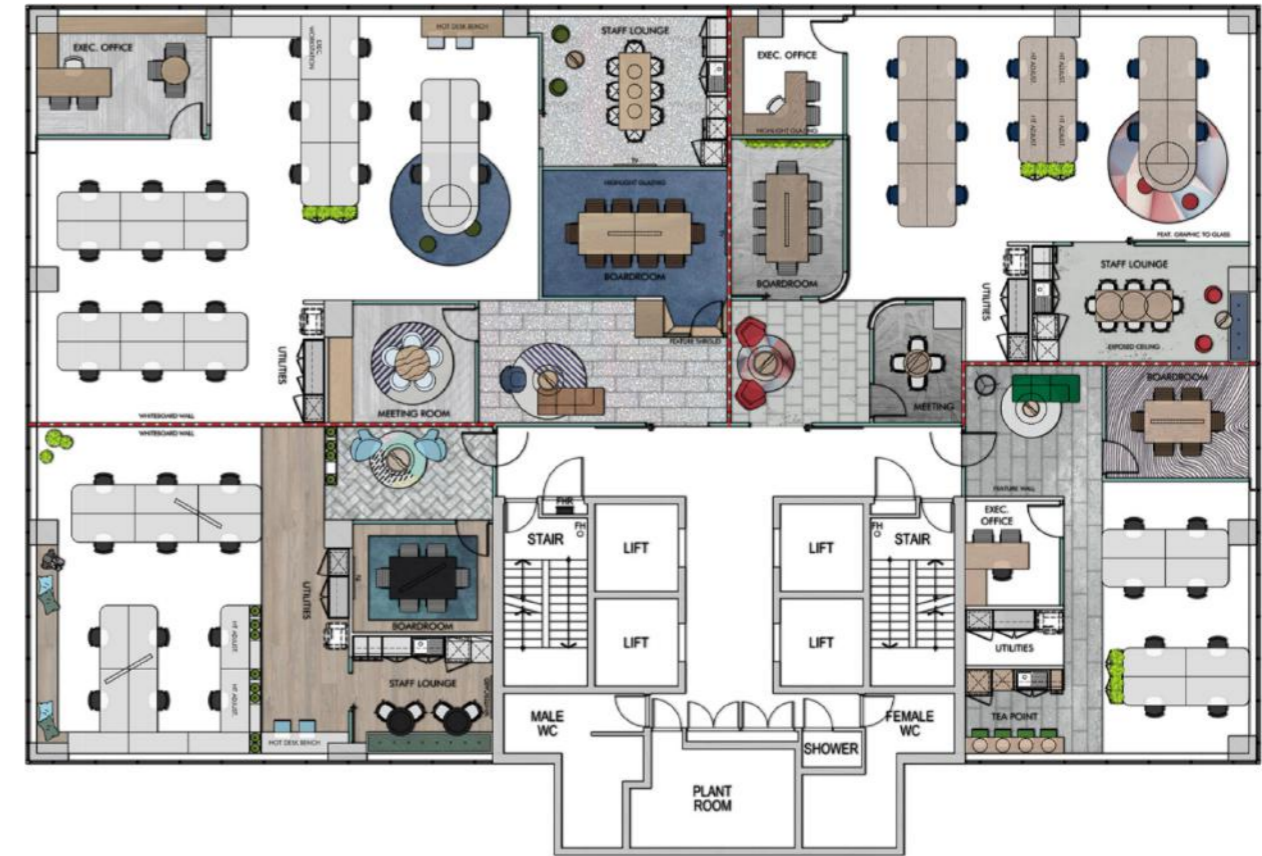


# A NEW LEVEL OF PRESENTATION

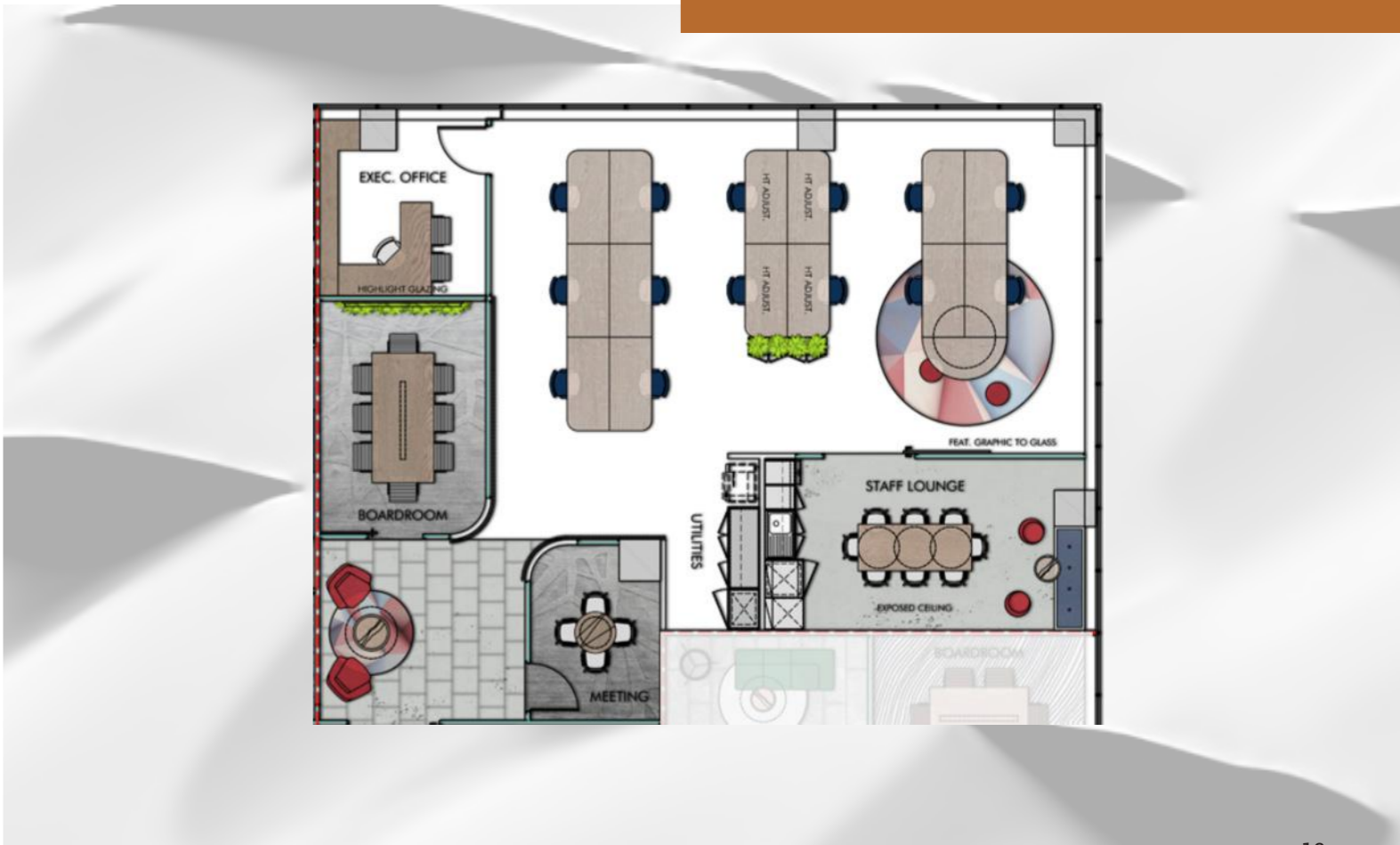
No matter how large or small your operation might be, this building will give your team the space it needs to succeed in an unparalleled location. Current vacancies are as follows:



## FULL FLOOR SPEC LAYOUT DESIGN (Concept Only)



## L4 - 176SQM SPEC SUITE DESIGN (Concept Only)





Level 11.2 Speculative Fit Out - 210sqm



Level 11.1 Speculative Fit Out - 126sqm

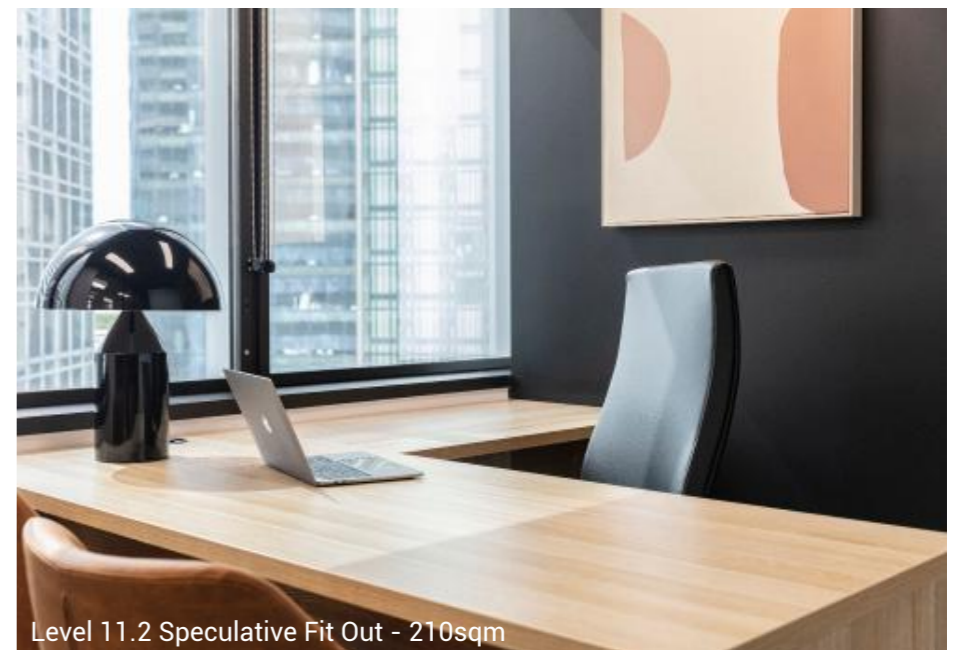
# SPECULATIVE FIT OUTS



Level 11.2 Speculative Fit Out - 210sqm



Level 11.2 Speculative Fit Out - 210sqm



Level 11.2 Speculative Fit Out - 210sqm



# STORIES FROM WITHIN



“Our staff are spoilt for choice in terms of amenities, with an array of eateries, gyms and public transport infrastructure all within a short walk.”

Peter George, CFO, Unify Solutions

## UNIFY SOLUTIONS

Unify Solutions are a tenant on Level 8 within 40 Creek Street - See what CFO Pete George had to say.

“Having recently moved into 40 Creek Street, in 2015, the business has already clearly benefited from the property's outstanding features and location. Our staff are spoilt for choice in terms of amenities, with an array of eateries, gyms and public transport infrastructure all within a short walk.

The building itself is maintained and presented to an excellent standard. Our tenancy enjoys the benefit of natural light and city views, and provides a modern, flexible working environment for our growing team. We appreciate the convenience of a coffee shop within the ground floor lobby, and we are very excited about the new End of Trip Facility.

The landlord is always looking to further improve the building and enhance the experience for tenants. We are happy to endorse the building to prospective tenants.



# WITHIN THE TRANSFORMING HEART OF BRISBANE'S CBD

Superbly positioned in what can only be described as the absolute heart of the financial core of the CBD, 40 Creek Street is about to benefit from a transformational change with the help of multiple game-changing projects, and a range of other large infrastructure projects.

\$45.8 billion of infrastructure reshaping the city includes:



**\$3.6b**  
Queens Wharf



**\$5.4b**  
Cross River Rail



**\$800m**  
Brisbane Quarter



**\$1.4b**  
Waterfront Precinct



**\$2.0b**  
Brisbane Live



**\$944m**  
Brisbane Metro



River View From Level 16

40 Creek Street is perfectly placed to feel the effects of all newly proposed projects, however, it will specifically benefit from the highly anticipated Waterfront Precinct and Cross River Rail. Being a cornerstone building, exposed to foot traffic movement along Creek St, Elizabeth St and Eagle St, 40 Creek Street will see an even greater migration of high quality companies seeking a significant location, close to new developments, easy transport with the cross river rail and all at a competitive price.

Here your team will enjoy:

- + Close proximity to leading inner-city and "Golden Triangle" businesses, including Westpac, Fitness First, AIM, Q Coal Group, SilverRail, Optimum Consulting and others in surrounding buildings;
- + Immediate access to Eagle Street riverside precinct and dining;
- + Easy access to the riverside ferry terminals and other transport;
- + Excellent views of the Brisbane River.

# 40

**Creek Street**



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**Disclaimer**

This information is accurate as of the publishing date.  
Some information may be subject to change.