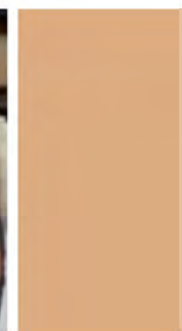
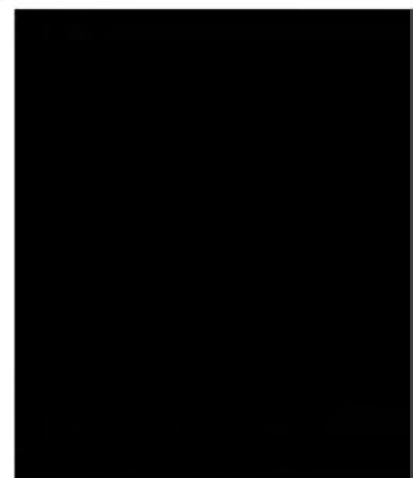
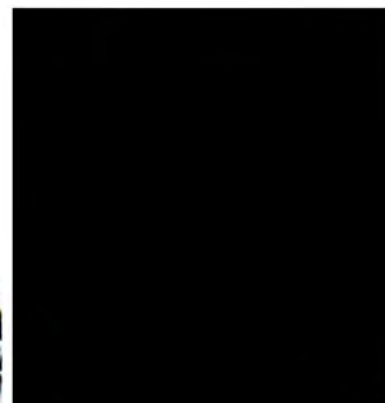
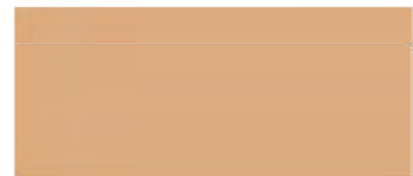


# NOW LEASING

74  
PIRIE

ADELAIDE







# An amazing transformation in the heart of Adelaide

**This outstanding and truly unique architecturally designed office redevelopment will be sure to set a new benchmark in office accommodation and is perfectly positioned for your business success.**

Located within the heart of Adelaide's commercial district, **74 Pirie Street** is a key location that benefits from nearby national and international corporate entities. This section of Pirie Street has, in recent times, witnessed a transformation offering a diverse mix of quality restaurants, cafés and bars including Osteria Oggi, Chicken & Pig, Abbots & Kinney, Bad Dog, Kicco, The Golden Wattle, Hey Darling, Levant, Gaja by Sashi and Pizza e Mozzarella Bar to name a few. The site also enjoys a hype of activity from the nearby Rundle Mall Shopping Precinct.

Carefully aligned natural materials plus high efficiency LED up-lights will draw the eye to this superb building both day and night. This will result in prominent, highly sought after signage opportunities to the eastern façade.

The sophisticated character of this building continues through to the foyer with modern, dark tones uplifted by strategically located lighting, an architectural slatted ceiling and mirrored back glass walls. Two new 'Schindler' high speed lifts with top of the range stainless steel finishes and security access adjustable to suit your operational requirements will deliver you to your destination.

First impressions count and is the reason why the owners of this building have given great thought into the façade's design, resulting in what will be an unrivalled street prominence.





# Wonderfully designed work spaces with abundant **natural light**

Refurbished to the highest standard the six (6) open plan office floors with no central columns comprise an average floor plate of 241 m<sup>2</sup>. Each floor is serviced by brand new individually controlled and metered ducted reverse cycle air conditioning each with their own Intelligent Touch Controller to configure automatic stop/start functions. Staff productivity is further enhanced through an abundance of natural light on all three sides plus high efficiency LED track lighting with smart dimming controls.

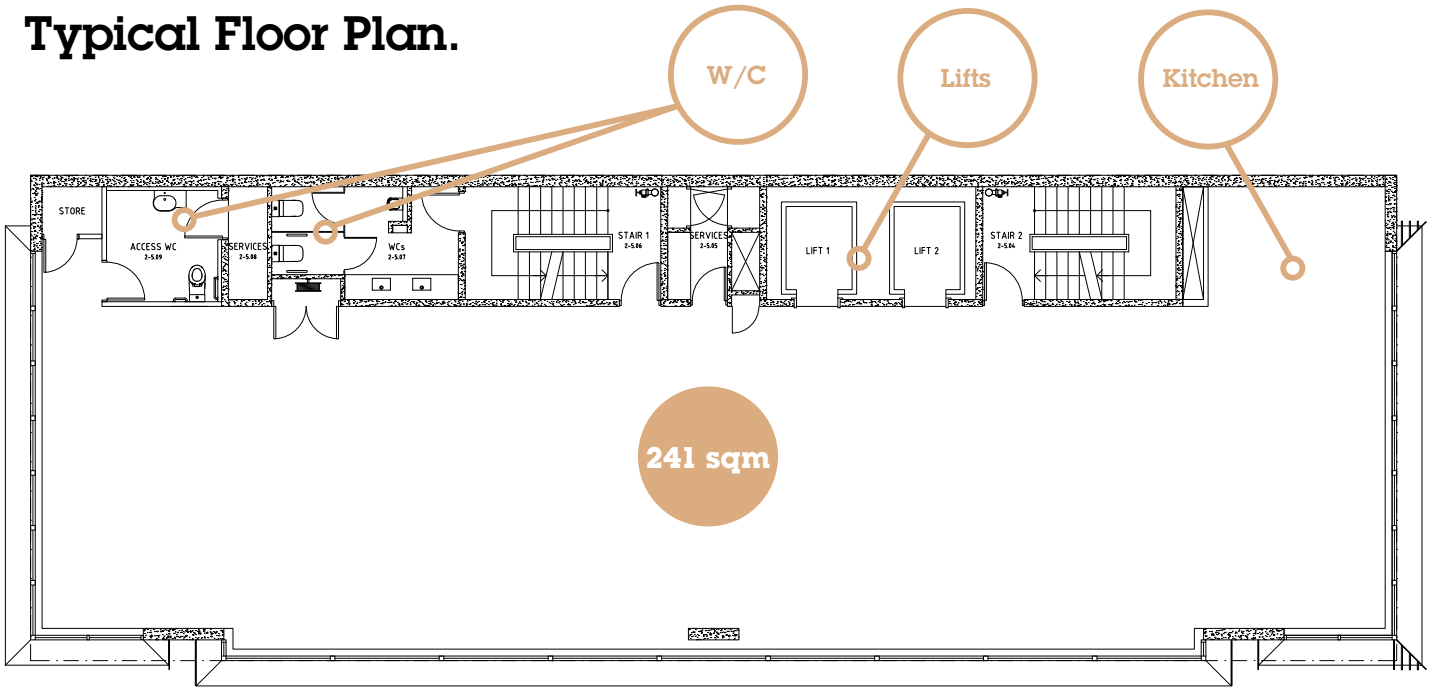
A concealed services enclosure will hold space for server rack which will be distributed throughout the tenancy by high level service tray and perimeter skirting duct.

Each level will have its own individual retail electricity meter, ensuring you can connect with the energy supplier of your choice. In addition to this outstanding tenancy offering lies a truly unique opportunity for each tenant to enjoy the superb rooftop terrace, perfect for an informal meeting space, staff breakout area and entertaining clients.

The terrace offers a private retreat from the hustle and bustle complete with modern kitchenette and BBQ facilities with under bench refrigeration plus new automated blade rooftop cover protection with provisions for TV and monitor connection.



# Typical Floor Plan.

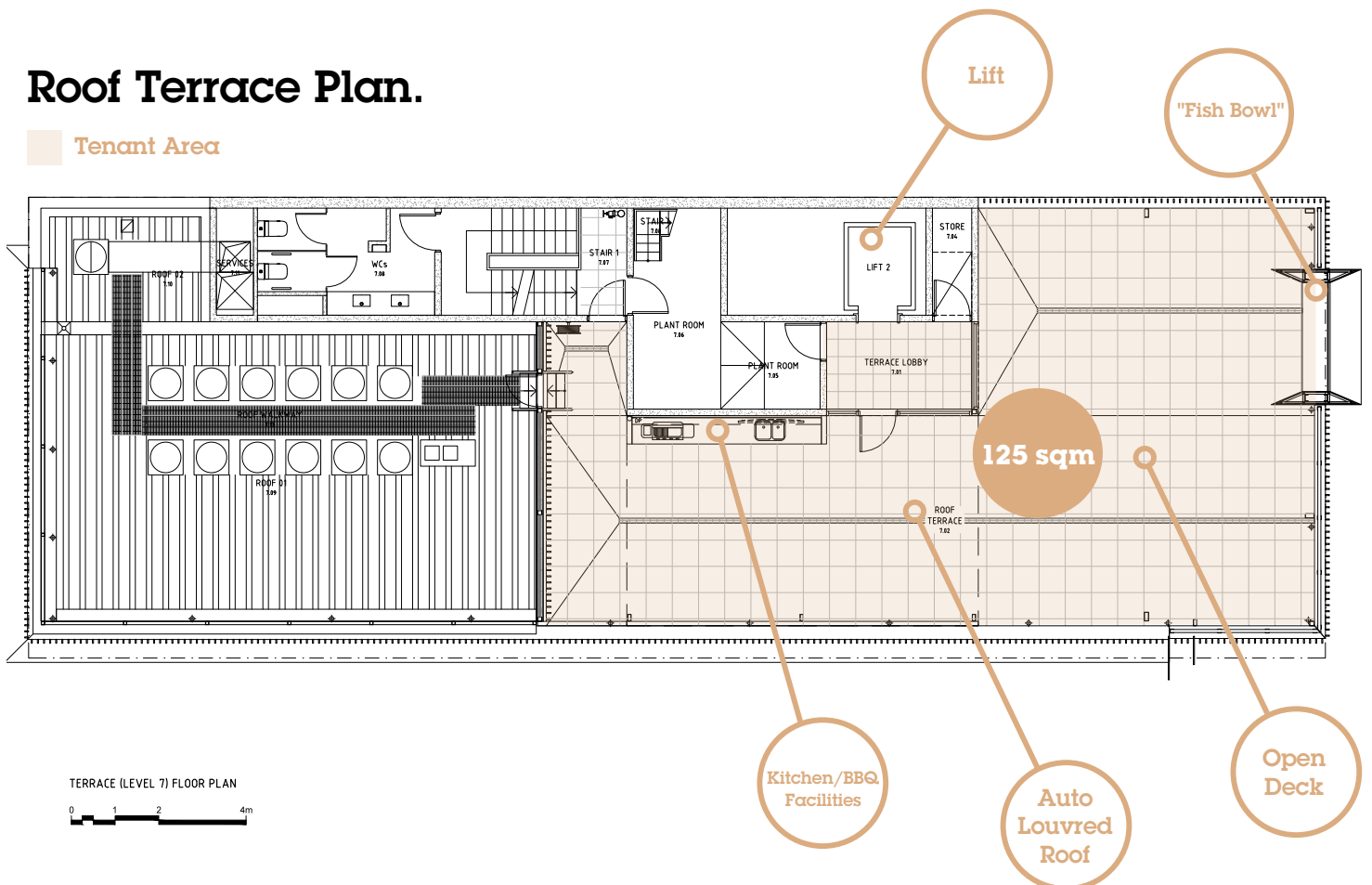


LEVELS 2-5 (TYPICAL) FLOOR PLAN



# Roof Terrace Plan.

Tenant Area



TERRACE (LEVEL 7) FLOOR PLAN





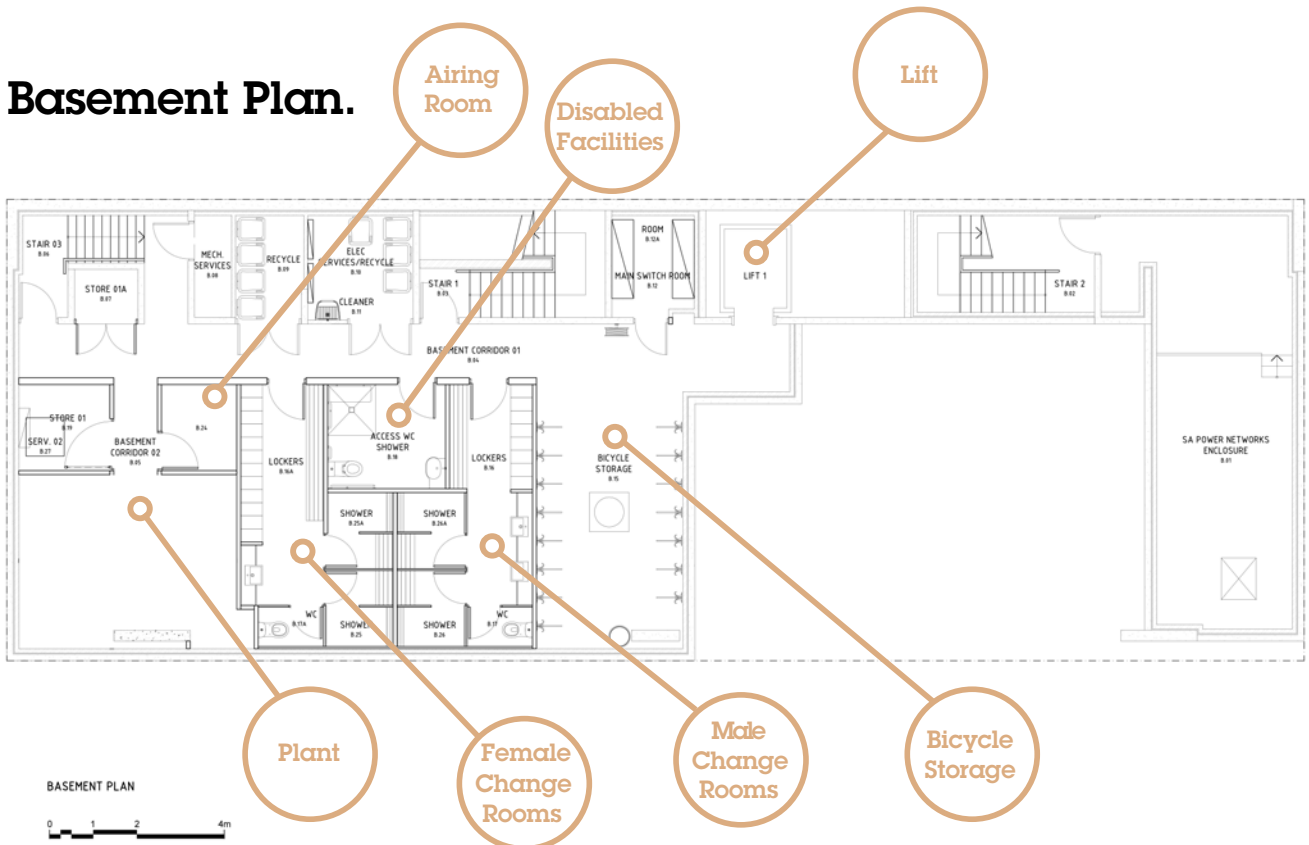
# Full end of trip facilities



Core emphasis has been placed on staff retention and productivity through first class 'End of Trip' facilities. Securely located in the basement you will find bike storage racks plus separate male and female change rooms complemented by lockers, bench seating and showers. Also included is a new disabled shower and amenities.

Nearby parking is available where the Lessor has negotiated competitive rates for new tenants of the building.

## Basement Plan.

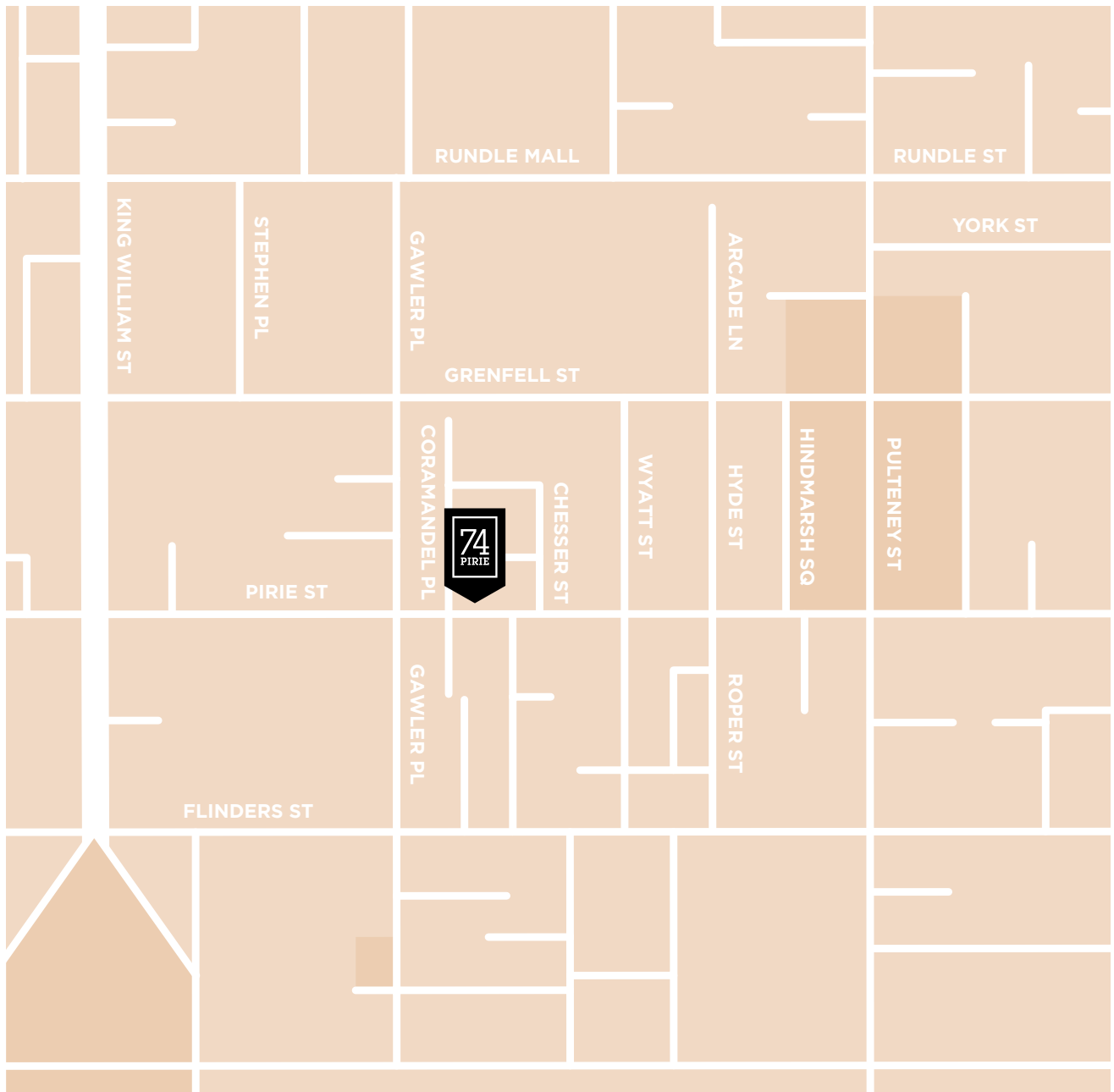


# Specifications

<b>Address</b>	74 Pirie Street, Adelaide
<b>Number of Levels</b>	7 Storey plus Basement and Roof Top Terrace
<b>Average Floor Plate</b>	241m <sup>2</sup>
<b>Façade</b>	Completely refurbished and modern building façade including new front canopy ground floor shop front and building entry from Pirie Street with architectural finishes. High efficiency LED uplighting to the exterior of the building.
<b>Foyer</b>	Completely refurbished, fully air-conditioned and modern foyer finishes to complement new external refurbishment with stone floors and walls, feature glazed walling and architectural slatted ceiling.
<b>Lifts</b>	Two (2) new "Schindler" high speed lifts with top of the range "Park Avenue" stainless steel finishes design.
<b>End of Trip Facilities</b>	Accessed by lift or stairs the Basement level will comprise new and well serviced End of Trip Facilities (EOT), including secure bike storage plus separate male and female change rooms fitted with lockers, bench seating, showers, vanity with full height mirror and amenities. There is also a new disabled shower & amenities.
<b>Retail</b>	Ground floor retail space will house a new cafe or restaurant operator.
<b>HVAC</b>	Two brand new ducted reverse cycle split systems will service each floor. These units will be metered, activated and individually controlled at each floor level. All units will be provided with an Intelligent Touch Controller which will set temperature, supply fan speed, configure auto stop-start functions plus determine filter cleaning and fault finding. Flexible air diffusion base design to accommodate fit-out layout designs.
<b>Lighting</b>	High Efficiency LED track lighting with DALI Lighting Control (for dimming and individual fitting control) will be installed to a base building layout.
<b>Security</b>	High security access control system with proximity card readers will be installed to all tenancy entry points, including lift and stairwell. The level of security can be adjusted on a floor by floor basis to suit the tenant's operational requirements on a 24/7 basis. The front foyer will automatically lock outside of business hours.
<b>Power, Communications &amp; Data</b>	Individual tenancy distribution board within concealed services enclosure including phone connection frame and space for server rack installation and distribution of services throughout tenancy via base-build tray/rack and in-line power to western wall.
<b>Amenities</b>	A new unisex disabled compliant toilet facility for exclusive use/access within each tenancy, in addition to fully refurbished and upgraded male/female amenities within each level accessed via common stairwell (northern end).
<b>Kitchen</b>	A generous sized kitchen with premium quality finishes and appliances (dish-washer and boiling/chilled under-bench water unit) is located smartly in the south eastern corner of each tenancy. Provision for a secondary kitchenette is allowed for at the north eastern end of each tenancy.
<b>Fire Systems</b>	The building has been upgraded with new fire detection, warning and monitoring/alarm systems.
<b>Roof Terrace</b>	Accessed by the lift, the private roof top terrace will be available for use by each tenant within the building. The terrace will be well serviced with outdoor kitchenette/BBQ facilities and under bench refrigeration, plus new automated blade roof-top cover protection.
<b>Signage Opportunities</b>	As depicted within the 3D renders, there is one exclusive opportunity for prominent signage to the Eastern Elevation. An electronic Tenant Directory Board will be installed in the ground floor entry foyer.

\*approx





**This offering is truly unique,  
and the spaces will not last!**

Please contact the joint leasing agents for more information or to arrange for an inspection of the premises.

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