

189  
GREY  
STREET



189 Grey Street is one of only seven office buildings in Southbank – Brisbane’s most tightly held and sought-after office markets, within the city’s premier entertainment and lifestyle precinct.







This contemporary, light-filled A grade office workplace, with retail ground-plane activation, positions you at the heart of Brisbane's cultural precinct, right on the edge of Australia's rapidly transforming new world city. Situated within 200 metres of all transport options, 189 Grey Street is conveniently accessible by bus, rail, ferry stops and the upcoming Brisbane Metro line.

In 2019, \$7.5 million in wide ranging refurbishment work was undertaken, including a new secondary pedestrian entrance to Grey Street, upgraded end-of-trip facilities, facade improvements (including new cladding and vertical landscaping); and conversion of a portion of the lobby and service corridor into a 19 sqm cafe kiosk.





Artist's Impression





# FAST FACTS

A boutique  
12-level building

An abundance  
of natural light

12,595sqm of  
net lettable area

146 car parks

4 Star NABERS  
Water Rating

PCA  
A-Grade office

Large  
1,650sqm  
floor plates

Spectacular  
east-facing  
river and  
city views

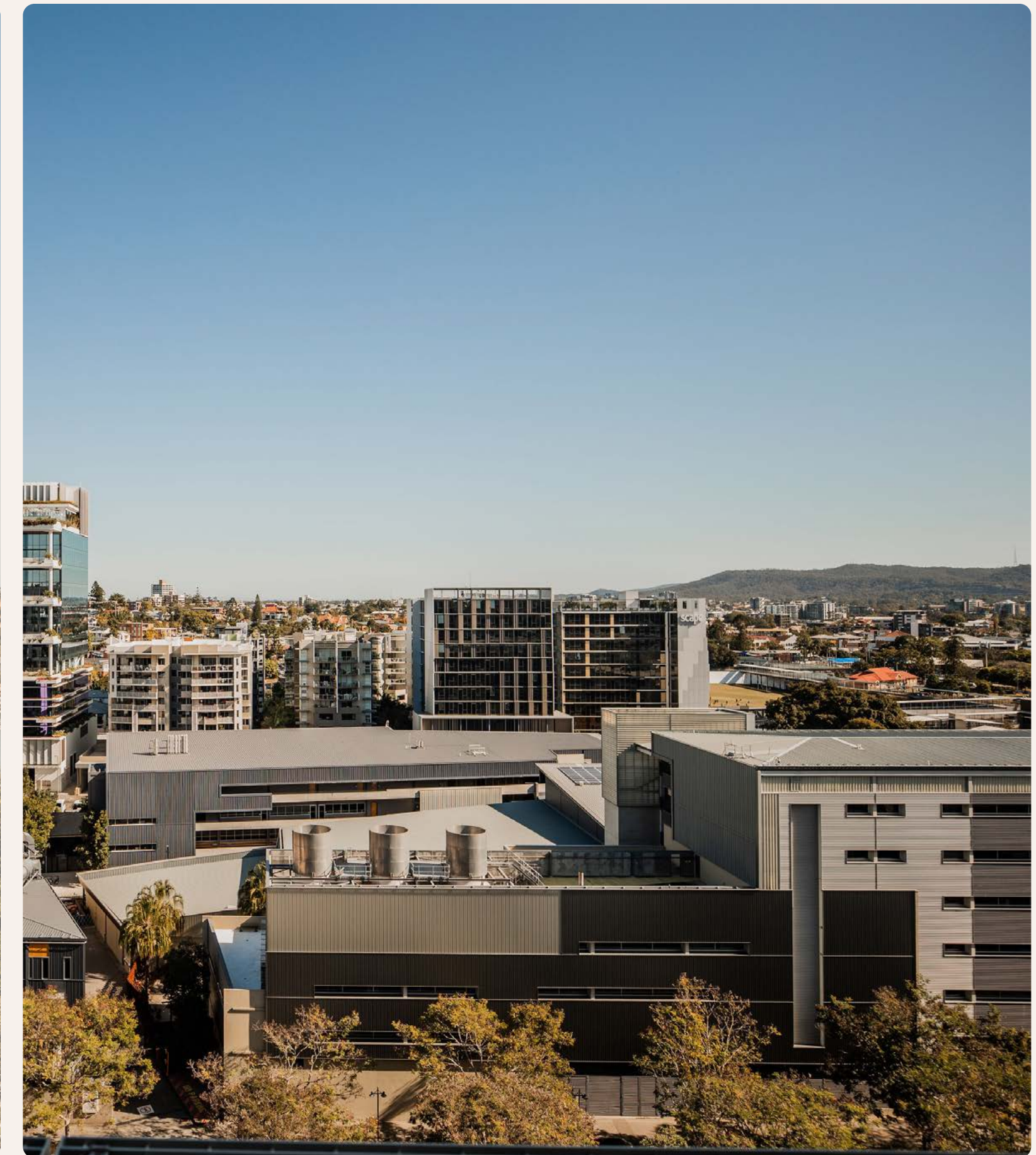
5 Star NABERS  
Energy Rating

Recent  
upgrade to the  
lobby and end  
of trip facilities



# VIEWS

189 Grey Street is perfectly located within the master planned South Bank precinct affording it protected uninterrupted views of the Brisbane River and city skyline – never to be built out. Views are equally expansive to the south and west, resulting in 360-degree views and unmatched natural light on floor.





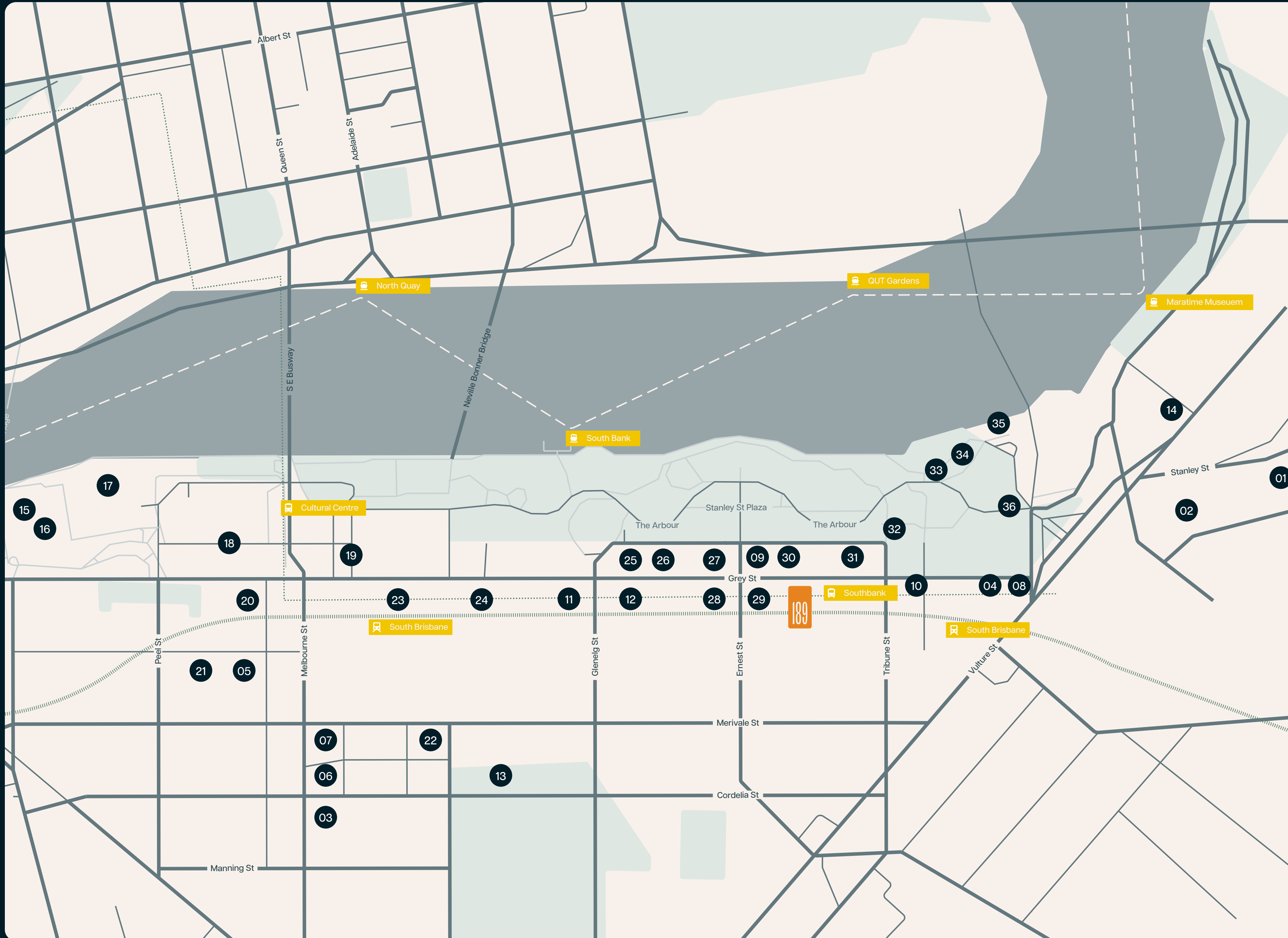
Easy access to amenities along Grey,  
Melbourne and Little Stanley Street.

# NEIGHBOURHOOD

Ideally positioned within the Cultural precinct of South Brisbane, destinations such as South Bank Parklands, The Queensland Performing Arts Centre, Art Gallery, Queensland Museum, Gallery of Modern Art and the events Mecca of the Brisbane Convention and Exhibition Centre are a short walk away. The Brisbane CBD provides further amenity options via Victoria and Good Will Bridges, which leads directly into the CBD.







**Health**

- 01 Mater Hospital Brisbane
- 02 Queensland Children's Hospital
- 03 South Bank Day Hospital
- 04 South Bank Family Doctors
- 05 South Bank Dentists

**Retail & Convenience**

- 06 IGA Local Grocer South Brisbane
- 07 SW1 Wines and Ales
- 08 Woolworths Metro South
- 09 The Collective Markets

**Accommodation**

- 10 Emporium Hotel
- 11 Rydges South Bank
- 12 Mantra South Bank
- 13 Novotel Brisbane
- 14 Courtyard by Marriott

**Culture**

- 15 Gallery of Modern Art
- 16 QAGOMA
- 17 State Library of Queensland
- 18 Queensland Museum
- 19 Queensland Performing Arts Centre

**Food & Dining**

- 20 Julius Pizzeria
- 21 El Planta
- 22 Ramen Danbo South Brisbane
- 23 The Brewers Pantry
- 24 Nodo Olio Café & Bar
- 25 Olé Spanish
- 26 Ahmet's Turkish
- 27 Vici Italian
- 28 Grill'd South Bank
- 29 Guzman y Gomez
- 30 Gnocchi Gnocchi Brothers
- 31 Harajuku Gyoza
- 32 Mado Turkish
- 33 The Jetty
- 34 Popolo
- 35 Otto
- 36 The Ship Inn





Lifestyle

# THE BRISBANE CONVENTION & EXHIBITION CENTRE

Brisbane Convention & Exhibition Centre (BCEC) is the main convention centre in Brisbane and occupies most of the block formed by Grey Street, Melbourne Street, Merivale Street, and Glenelg Streets.

The centre is owned by South Bank Corporation and managed by ASM Global and has capacity for over 9,000 people. The original building was completed in 1995 after the completion of Expo 88 with the subsequent extension completed in early 2015.

# QUEENSLAND CULTURAL CENTRE

The Queensland Cultural Centre is a heritage-listed amalgamation of cultural zones, constructed in 1976, at the northern end of Grey Street.

The major components of the centre are Queensland Performing Arts Centre (QPAC), the Queensland Museum, the State Library of Queensland (SLQ), the Queensland Art Gallery (QAG) and the Queensland Gallery of Modern Art (GOMA). The Centre typically welcomes more than 7 million visitors annually.



## Precinct

# DINING FROM FRESH TO FINE

Many of Brisbane's most popular restaurants are located on Grey Street, Melbourne Street and Little Stanley Street, along with those on the Clem Jones Promenade at the Sidon Street riverfront precinct, Otto, Popolo, Aquitaine, River Quay and The Jetty South Bank.

The Grey Street boulevard stretches from the Queensland Cultural Centre to the Queensland Conservatorium, Griffith College of Art. Grey Street is also home to three major hotels – Rydges Hotel, Mantra South Bank and the Emporium.





# TRANSPORT AMENITY

Surrounding Infrastructure

Southbank is perhaps Brisbane's most iconic, activated and connected precinct, attracting a wide and diverse audience. The precinct already boasts multiple train stations, direct and easy access to busways, multiple city cat and ferry stops, along with green commuting options like walking bridges and bike paths. While Southbank is already good, it's only going to keep getting better. All the infrastructure needed to support its ongoing growth and development is already underway.

The Brisbane Metro, which will be completed in 2024, will connect South Brisbane to the CBD and beyond and will further enhance Southbank's credentials as the most connected office market in Brisbane. Brisbane Metro will deliver faster and more reliable journey times, with higher frequency services and more interchanges to alleviate congestion at peak periods and remove delays getting to and from work.





## Our ESG Commitment

At Marquette, we believe that environmental, social and governance (ESG) factors form an integral part of the management process of our property assets. As such, Marquette has an organisation-wide sustainability governance framework that provides discipline and focus for our efforts and activities on the matters most important to us and our stakeholders.

At the core of this framework are three sustainability imperatives where the impact of our work is greatest: sustainable economic growth, vibrant and resilient communities and cities and healthier people and planet.

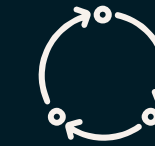
We acknowledge that achieving safety and sustainability outcomes will deliver long-term value for our investors and investment partners, the environment, and our communities, and we utilise this framework in defining our approach to responsible property investment. We are committed to creating value for all stakeholders in everything we do by delivering positive economic and environmental outcomes whilst operating in an environment that maintains the health and wellbeing of our employees, tenants, customers, and communities.

We commit to the following actions:

01. Formally evaluate the impacts and risks of ESG issues in our investment and management decision making;
02. Develop and implement sustainability strategies for each of our funds that are guided by Marquette Investment Managers' operating principles and key sustainability focus areas;
03. Measure and report on ESG criteria;
04. Use green rating tools and labels, where they exist, to benchmark and disclose the ESG performance of our Properties; and
05. Collaborate with industry bodies, government agencies and stakeholders on tools, labels and incentives which promote sustainable ESG performance in the property and investment industries.



# RE-USE



# RECYCLED CONTENT



# LOW EMBODIED ENERGY



# END-TO-END LIFE CYCLE



# FLEXIBLE / RELOCATABLE

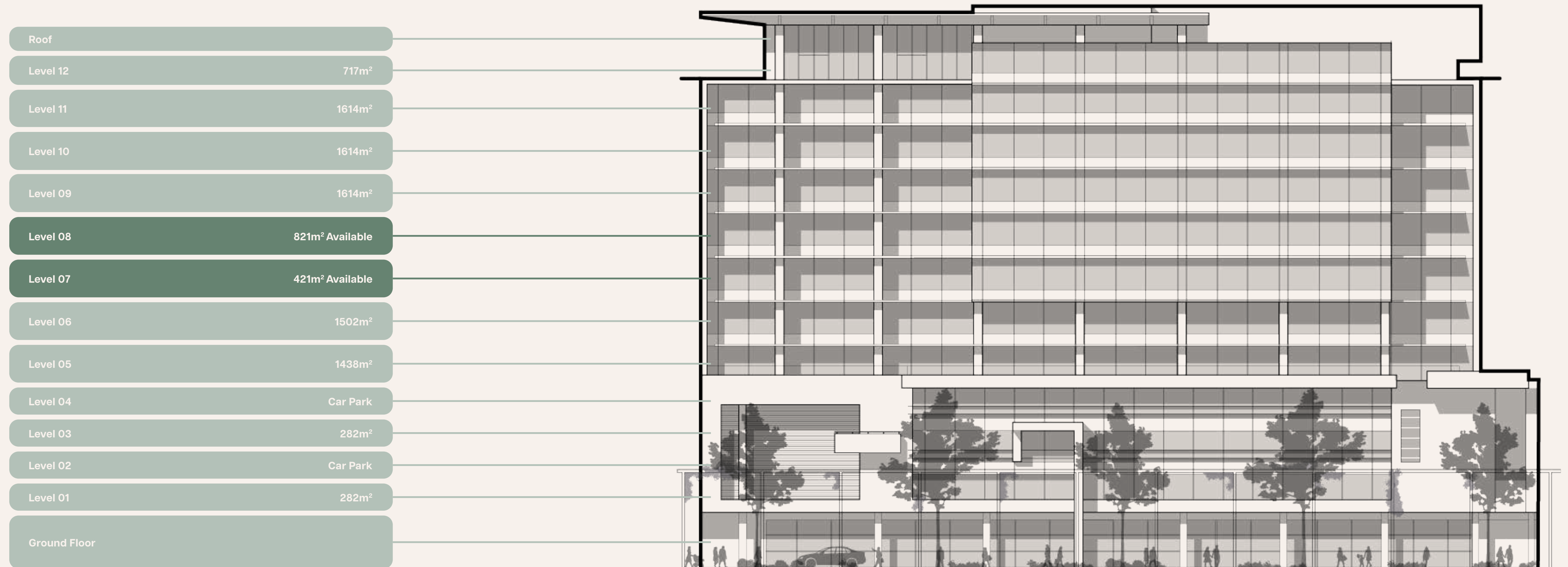


# NATURAL CONTENT



# STACK PLAN

The ability to secure premium-grade office space within this perfectly positioned boutique building is an unparalleled opportunity to position your business for ongoing success. A variety of contemporary, architecturally designed fit-out options are currently available from 252sqm - 1,621sqm.





# THINK BEYOND BUSINESS

At Marquette Properties, our philosophy can be summed up in three words: make it better. This philosophy is proactively put into practice daily through a dedication to improving the functionality, appearance, performance and experience of our assets.

**Marquette Properties acquires quality properties to improve, add value and generate above market returns for our investors.**





**About the landlord**

Marquette was established in 2009 and is a Brisbane-based specialist property investment manager. Marquette buys and manages office and retail property assets with a view to adding value, and improving assets, for its tenants and investors.

Marquette has built a reputation for well-executed value-add asset plans that enhance properties in the short, medium and long term. It currently manages over \$1.2 billion worth of real estate assets in South East Queensland and Sydney.

**About the building management**

JLL takes pride in doing things differently. They see the built environment as a powerful medium with which to change the world for the better. By combining innovative technology and data intelligence with their world-renowned expertise, they're able to unveil untapped opportunities for success. From tech start-ups to global firms, JLL manages office space for industries as diverse as banking, energy, healthcare, law, life sciences, manufacturing, and technology. JLL is committed to creating and managing safe and healthy spaces that promote productivity, wellbeing, and sustainability.



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