

CBRE

▲ 108 St Georges Terrace

Leasing Opportunities



Join the Influx of New Tenants



Introducing 108 St Georges Terrace, recognised as a distinctive landmark defining the Perth skyline. This unique A+ grade property plays an important role in the city's rich history. Architecturally significant, the sweeping 52-level tower and the heritage-listed Palace building are seamlessly integrated resulting in a property that is both distinguished and contemporary.





QV1

Bishop's
See

Alluvion

Brookfield Place

Central Park

108 St Georges
Terrace

Perth Exhibition
& Convention
Centre

EY Building

Elizabeth Quay
Train Station



Location

108 St Georges Terrace is a desirable address with state-of-the-art commercial space, tailor made for modern organisations with prime location on the corner of St Georges Terrace and William Street.







Building Highlights



End of Trip Facilities



Conference Facilities



Onsite Café & Restaurant



Concierge



Close to Public Transport



Secure & Flexi Parking



River Views



Sustainability Recognition

NABERS Energy Rating



4.0 STAR

NABERS Water Rating



4.5 STAR

NABERS Indoor Environment Rating



4.5 STAR





Availabilities- Lower Levels

Level	9 - N	9 - NW	9 - S	10	15 - N	15 - S	17
Area	79sqm	386sqm	286sqm	822sqm	227sqm	450sqm	822sqm
Net Rent (psm)	\$685	\$650	\$650	\$640	\$685	\$685	\$675
Available	Now	Now	Now	Now	Now	Now	Now
Fitout	Brand new fitted tenancy	Brand new fitted tenancy	Brand new fitted tenancy	Brand new fitted tenancy	Brand new fitted tenancy	Brand new fitted tenancy	Brand new fitted tenancy
	View Floor Plan	View Floor Plan	View Floor Plan	View Floor Plan	View Floor Plan	View Floor Plan	View Floor Plan



Availabilities- Higher Levels

Level	27	28	44	45	47
Area	598sqm	862sqm	630sqm	369sqm	862sqm
Net Rent (psm)	\$740	\$765	\$775	\$780	\$780
Available	Now	Now	Now	Now	Now
Fitout	Good quality existing fit out with great views	Good quality existing fit out with great views	Refurbished open plan with excellent views	Refurbished open plan with excellent views	Refurbished open plan with excellent views
	View Floor Plan	View Floor Plan	View Floor Plan	View Floor Plan	View Floor Plan









Building Specifications

Management	JLL A full-time building concierge is located in the lobby, contributing to the visitor and tenant experience
Owner	50% Realside & 50% Lendlease
Building type	A Grade
Year built / renovated	Building completion: 1988 Renovated: in progress
Stories	52 Levels 13 Lifts
Size	39,500sqm
Typical floor	822sqm-862sqm
Total available space	4,618sqm
Amenities	On site concierge Car parking End of Trip facilities On site security Conference facilities Onsite café & restaurant Building application
Parking	113 car parking bays located over two basement levels plus 4 courier bays
Key card system	Honeywell EBI System

Building Specifications

Air conditioning type	Zoned chilled water reticulated VAV air conditioning system with air delivered via chilled water air handling units located six (6) per floor Space allowance only for future tenant exhaust and supply air Connection provided for condenser water pump system, for future tenant supplementary air conditioning available at a flow rate of 9.2lt/sec per floor
Communications	Communications Rooms: Cupboard provided for tenant expansion Telecommunications carriers: East side on all floors Telstra & Data Risers + Master Antenna Television: Provided in the communication riser
Fire Protection	Smoke sensors as per AS1668 centrally monitored. Centralised EWIS operated from the ground floor control room Fire sprinklers to office floors in accordance with AS2118. Sprinkler heads attached to both rigid pipe and flexible pipe
Internal Loads	Lighting: 8W/sqm NLA average Lighting: 12 W/sqm NLA max Equipment: 11 W/sqm NLA average Equipment: 20W/sqm NLA max
Power	Switchboards: One (1) house distribution board and (2) tenant distribution boards provided per floor Each tenancy distribution board will have a minimum of 54 poles Private electoral metering: One (1) electrical (private) meter provided on each tenancy distribution board with data transmitted to a monitoring system. Power and lighting are provided with separate meters. Tenant power availability: 50VA/sqm Light fittings: 1 x 28w high efficiency recessed T5 with return air featu Light control: Office lighting zoned in 50sqm or less area on each floor level. Motion sensors and light sensors provided. Digital Addressable Lighting Interface (DALI), fully addressable automatic lighting control system with the facility to automatically dim lights General purpose outlets: Provided at back of house and plant room areas
Generator backup	Standby Power generation is provided for house services and limited tenant services (Base building)



THANK YOU PERTH
2006 Australian Olympic Team
Happy Homecoming
Australian Olympic Team
Perth
West Happy Hands of Fame

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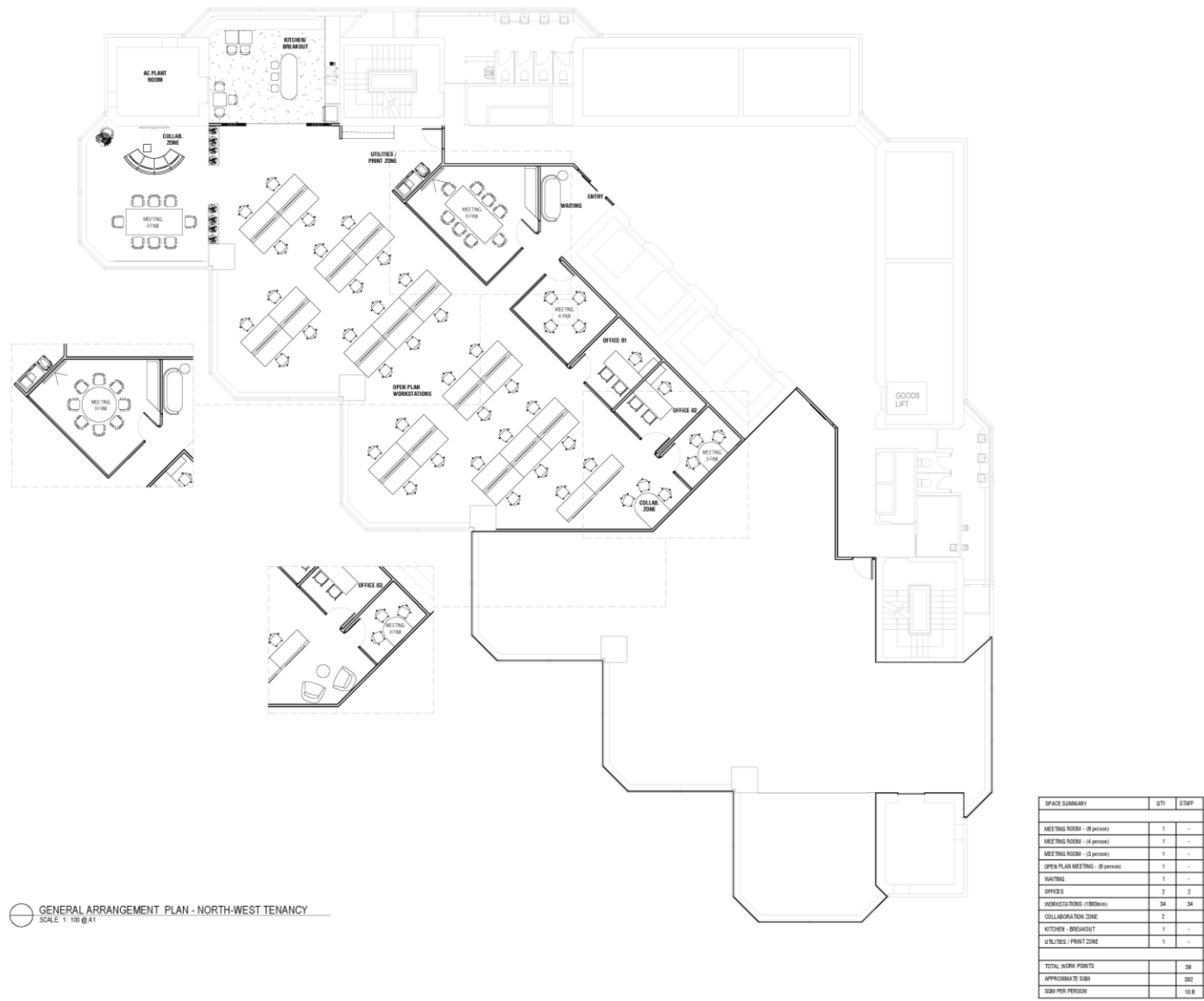
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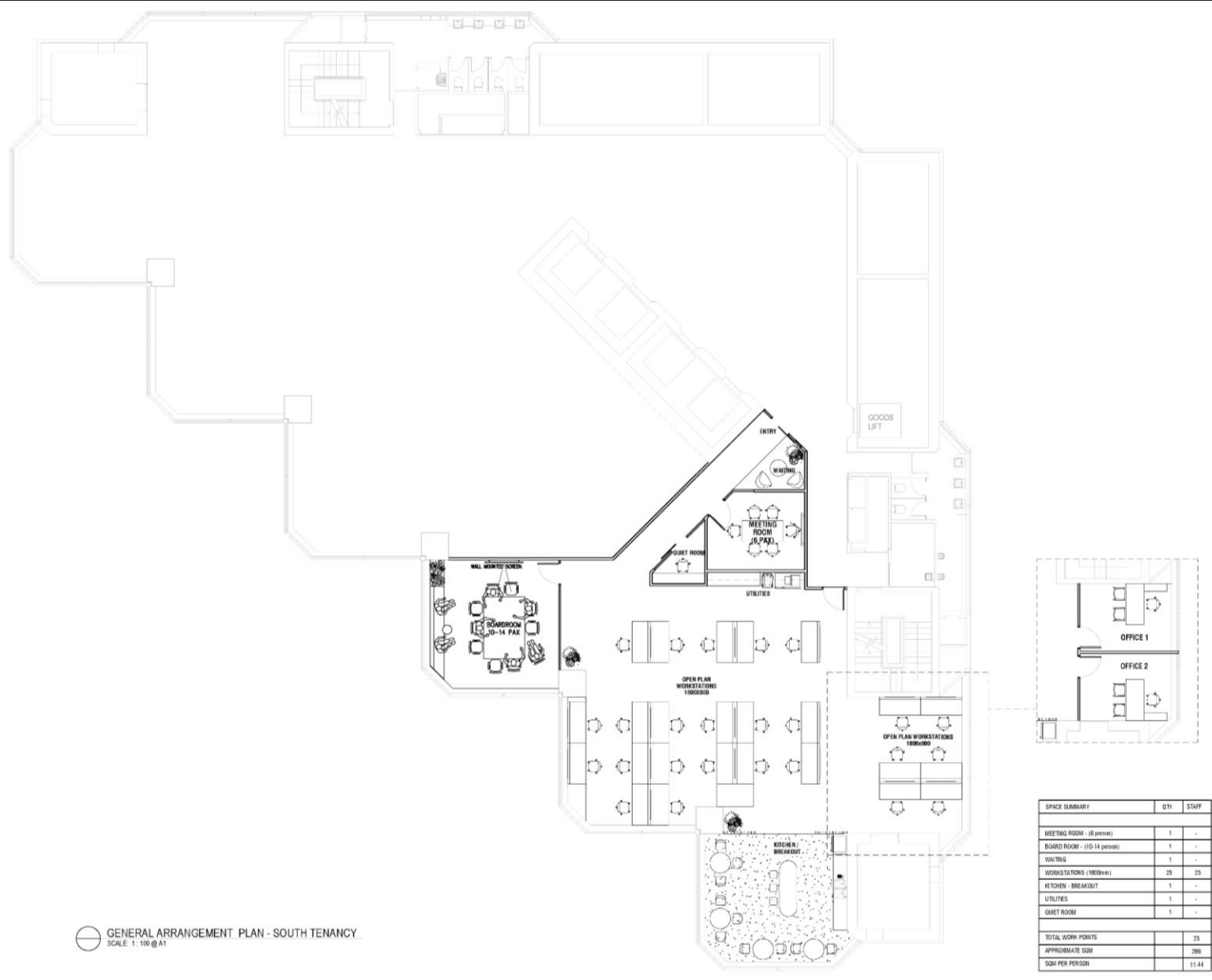
Level 9 - N

Coming Soon

Level 9 - NW



Level 9 - S



Level 10



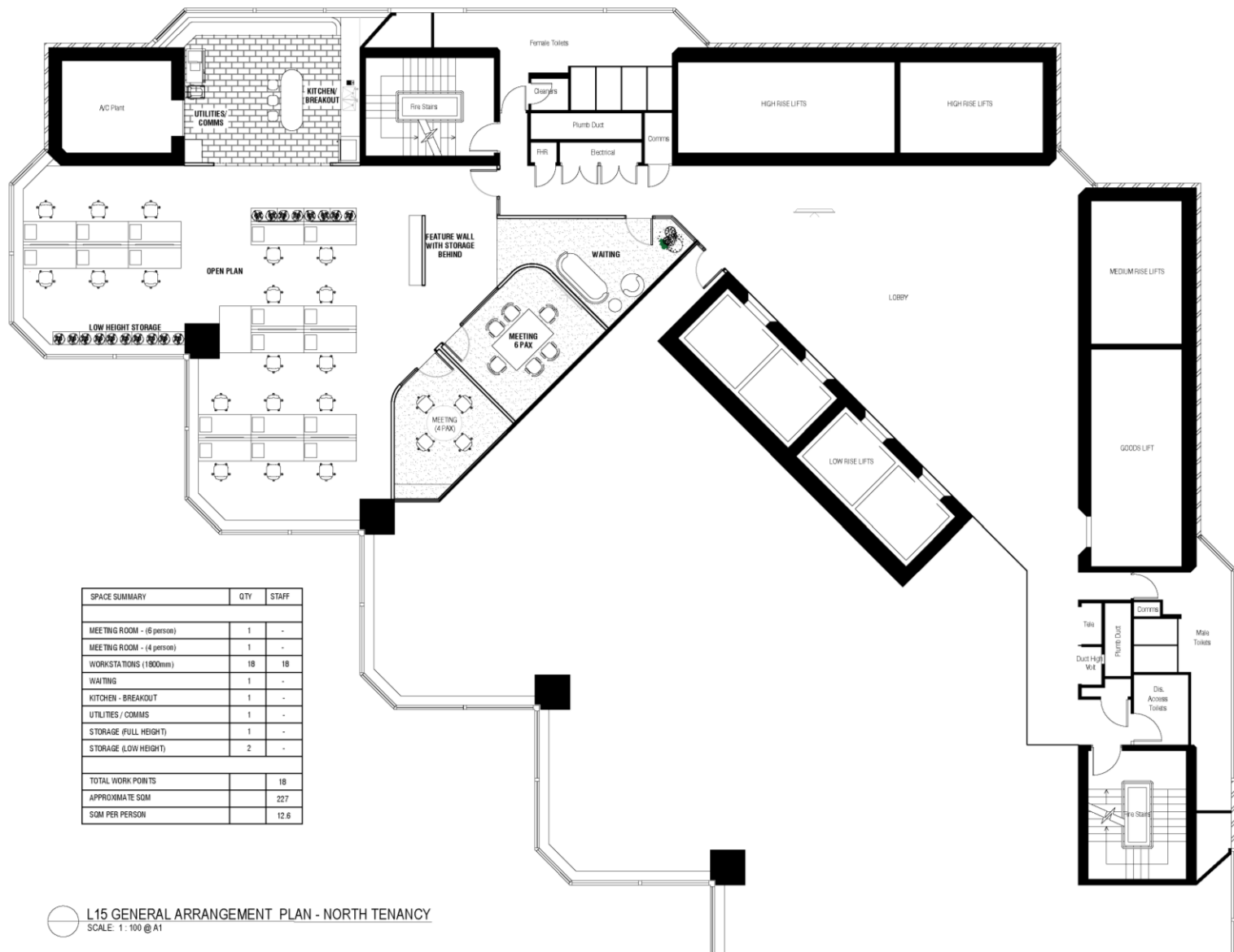
LEGEND:

- 1X RECEPTION POINT
- 1X WAITING
- 1X 12 PAX MEET
- 1X 6-8 PAX MEET
- 2X 4 PAX MEET
- 2X FOCUS ROOM
- 2X PHONE ROOM
- 56 X WORKPOINTS 1800 X 800MM
- 4X EXEC WORKPOINTS 2100 X 800MM
- 4X OFFICE
- 1X UTILITY
- 3X COLLAB ZONE
- 1X STAFF BREAKOUT
- COMMS CUPBOARD

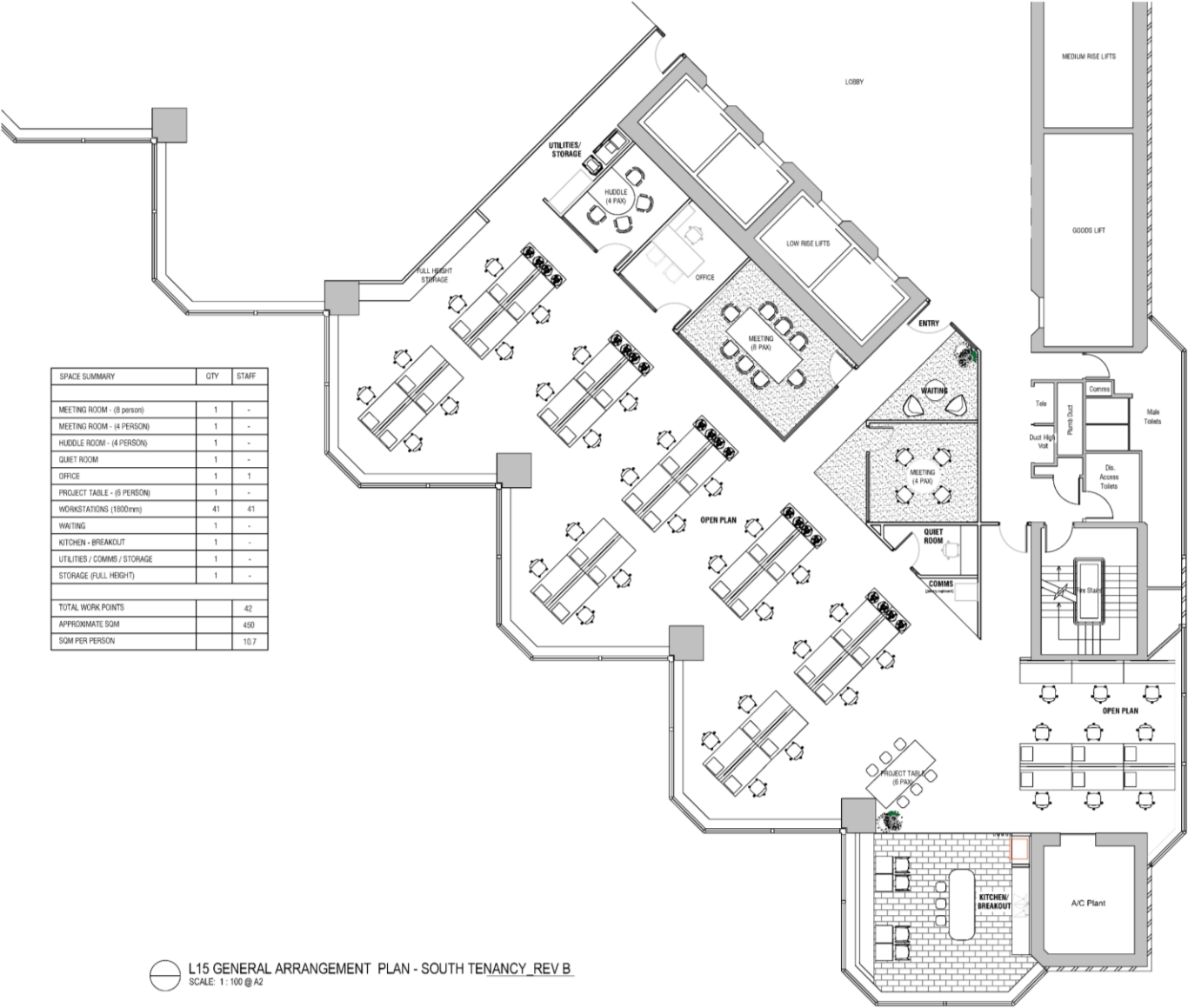
PLANNING NOTES:

- CURVED PARTITIONS TO FRONT OF HOUSE TO SOFTEN EDGES
- GLAZING WHERE POSSIBLE TO MEETING ROOMS TO MAXIMISE NATURAL LIGHT
- MAXIMISE GLAZING WHERE POSSIBLE TO FRONT OF HOUSE MEETING ROOMS,
- GLASS FINS AD GLASS DOORS TO OFFICES
- 1800 X 800MM WORKSTATIONS
- CUSTOM SCREENING WITH INTEGRATING PLANTING TO SEPARATE WORKZONE
- EXECUTIVE WORKSTATION PODS SEPARATED FROM WORKZONE
- STAFF BREAKOUT JOINERY TO BE LOCATED NEAR CORE WALL
- STAFF STORAGE HAS BEEN ADDED TO THE SCREEN AT THE SOUTH END OF THE OPEN PLAN WORKSTATION AREA
- FUTURE SECURE LINES HAVE BEEN INDICATED
- CURTAINS HAVE BEEN ADDED TO PHONE ROOMS
- 12 PERSON MEETING ROOM - ANGLED TABLE LAYOUT HAS BEEN INCLUDED

Level 15 -N



Level 15 -S



Level 17



LEGEND:

- 1 X RECEPTION POINT
- 1 X WAITING
- 1 X 12 PAX MEET
- 1 X 6-8 PAX MEET
- 2 X 4 PAX MEET
- 2 X FOCUS ROOM
- 2 X PHONE ROOM
- 56 X WORKPOINTS 1800 X 800MM
- 4 X EXEC WORKPOINTS 2100 X 800MM
- 4 X OFFICE
- 1 X UTILITY
- 3 X COLLAB ZONE
- 1 X STAFF BREAKOUT
- COMMS CUPBOARD

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Level 27



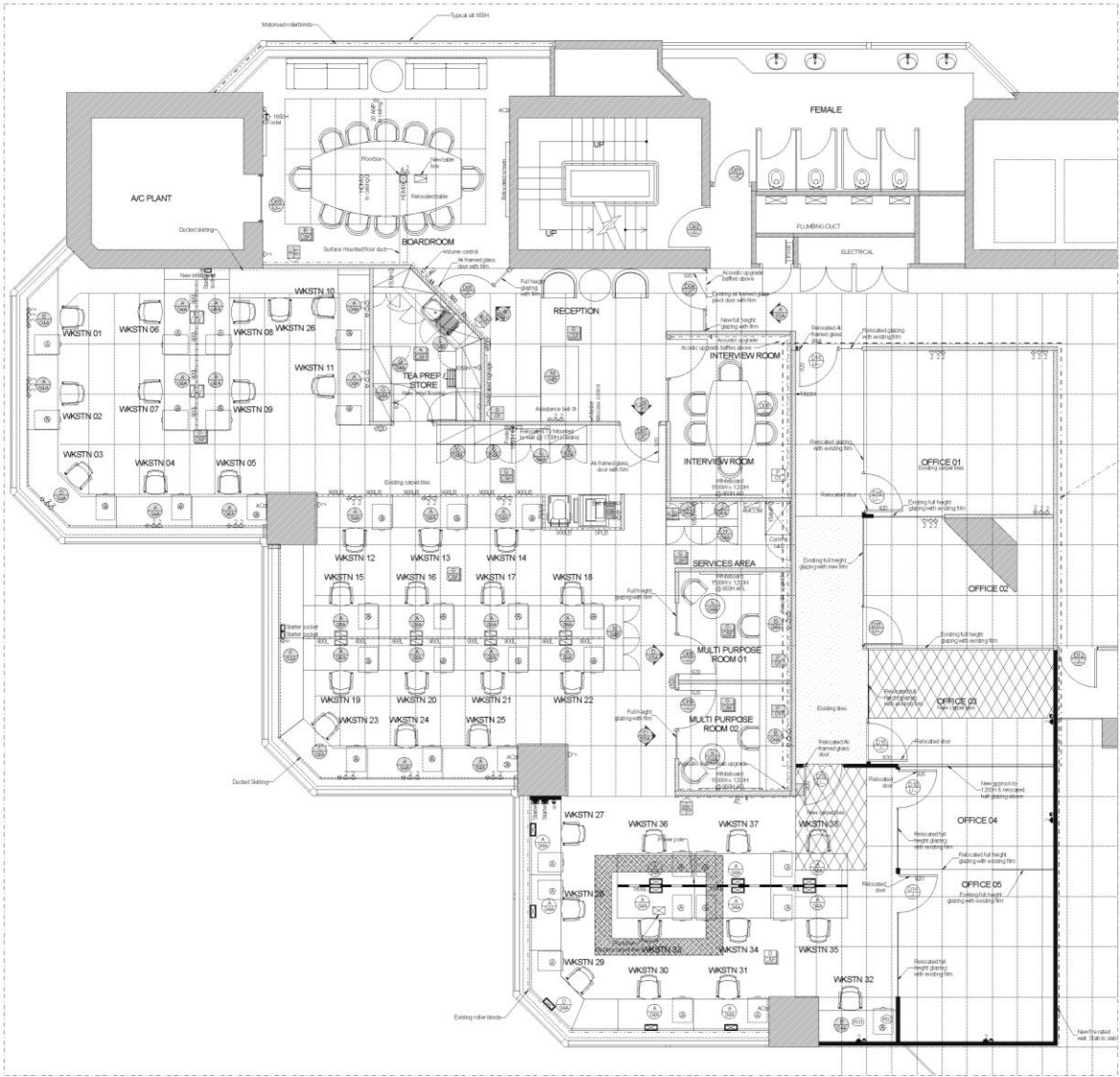
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Level 44



LEGEND	
630sqm	1 PERSON : 13.125 SQM
RECEPTION POINT	01
WAITING AREA	01
STAFF BREAKOUT	01
WORKSTATIONS	48
10 No. PERSON BOARDROOM	01
6 No. PERSON MEETING ROOM	02
SMALL INTERNAL MEETING ROOM	02
PHONE BOOTH	02
COLLABORATION ZONE	03
UTILITY ZONE	02

Level 45



Partitioning	New	Existing
Seal/Insulate/Typical Partition		
Solid/Spaced Partition With Ceiling Over		
Full Height Glass Partition		
Window Treatments		
Signage Treatment		
Door Reference Indicator		
Electrical Cross Reference		
Electrical & Communications	New	Existing
Single General Power Outlet		
Double General Power Outlet		
Single Data/Comms Outlet		
Data/Data/Comms Outlet		
Power Outlet - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		
Light Switch		
TV Outlet		
Air Con Thermostat		
Floor Box		
Ducted Heating		
Telephone Outlet		
Power Outlet - 2 x 100V & 1 x 200V		
Lighting	New	Existing
Recessed Downlight Light		
Recessed Low Voltage Down Light		
Recessed Downlight Down Light		
Wall Light		
Motion Sensor		
Speaker		
Calling Line Indicator		
Fire and Safety	New	Existing
Emergency Luminaires		
Fire Sprinkler		
Thermal Smoke Detector		
Exit Sign		
Directional Exit Sign		
Calling Line Indicator		
Security Sensor		
Fire Heat Bead		
Fire Extinguisher		
Mechanical	New	Existing
Supply Air Grit		
Return Air Grit		
Screens	New	Existing
Glazing High, All Solid, Pattern Covered, To 100%		
Glazing High, All Solid, Pattern Covered, To 100%		
Glazing High, All Solid, Pattern Covered, To 100%		
Glazing High, All Solid, Pattern Covered, To 100%		
Glazing High, All Solid, Pattern Covered, To 100%		
Furniture	New	Existing
Furniture Detailed By		
Typical Furniture		
Recreate/Existing Furniture New Size		
Clashes & Finishes Cross Reference		

REV A Issued for Construction 2010/01/01

SIMPLE SOLUTIONS
for
COMMERCIAL
SPACES

New Floor Plan 0910-01A-02A

CPS Capital Group

Level 45 Bankwest Tower
108 St Georges Terrace
Perth WA 6000

FOR CONSTRUCTION

Level 47

