

18  
BANFIELD  
STREET



INFORMATION MEMORANDUM





18  
BANFIELD  
STREET

BUILDING 2  
(STAGE 2)

BUILDING 3  
(STAGE 2)

BUILDING 1  
(STAGE 1)

Westfield

DAVID JONES

WELCOME

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# INTRODUCTION



18 Banfield Street is a rare opportunity to secure a major foothold within the Northern corridor with up to 15,000m<sup>2</sup>.\*

Offering large contiguous 3,000sqm\* floor plates, this is your opportunity to capitalise on either the existing high quality fit-out or create your own bespoke, campus style workplace.

18 Banfield Street is located adjacent to Westfield Chermside Super Regional Shopping Centre, offering both a convenient workplace and lifestyle destination.

Located on a major arterial road, 18 Bradford Street is only a 15 minute drive from Brisbane's CBD benefitting from the Airportlink M7.

\*Approx. Building 2 only.



# LOCATION

## WORLD-CLASS AMENITY AT YOUR DOORSTEP

18 Banfield Street occupies a prime site in the heart of the “Chermside Major Centre Local Plan” approximately a 15 minute drive north of the Brisbane CBD.

Chermside is an established business centre dominated by the Westfield Chermside Super Regional Shopping Centre with foot traffic in excess of 17 million per annum.

Westfield Chermside is home to some of Australia’s favourite retailers including David Jones, Myer, Harris Scarfe, Big W, Kmart, Target, Coles, Woolworths and Apple.

The centre also boasts an Event Cinemas complex and a broad mix of retailers including approximately 135 apparel, footwear and accessories stores.

A \$355 million redevelopment was completed in mid-2017. Approximately 95 new stores were added to the retail mix, including Brisbane’s first Sephora, H&M, Zara, Uniqlo and a host of other local and international brands. A new leisure and dining precinct\*, set in a resort-style landscape, features a selection boutique cafes and al fresco restaurants and has quickly become one of the city’s most attractive dining destinations.



\*New Leisure and dining precinct





CHERMISDE  
LIBRARY &  
AQUATIC  
CENTRE

CHERMISDE  
BUS  
INTERCHANGE

BRISBANE CBD  
(15 MINUTES)

PRINCE  
CHARLES  
HOSPITAL  
(5 MINUTES)

ENTERTAINMENT  
& LIFESTYLE  
PRECINCT

18  
BANFIELD  
STREET

CHERMISDE  
MEDICAL  
CENTRE

Westfield

BRISBANE  
CITY COUNCIL  
BUSINESS  
CENTRE

GYMPIE  
ROAD

BUILDING 1  
(STAGE 1)

BUILDING 2  
(STAGE 2)

DAVID JONES





Chermside is a shopping plus lifestyle destination and has a major bus interchange as well as significant parking facilities.

18 Banfield Street is located on a major arterial road 15 minutes drive from Brisbane CBD and benefits from the new Airportlink M7 tunnel.



18 Banfield Street is in close proximity to surrounding amenities including major transport nodes, restaurants, cinemas, shopping, medical and sporting facilities. Tenant amenities include:

Westfield Chermside Shopping Centre	Adjacent
Brisbane City Council Regional Business Centre	100m*
Chermside Shopping Centre Bus Interchange	200m*
Chermside Medical Centre	200m*
Prince Charles Hospital	850m*
Aspley Hyper Market	2.5km*
Brisbane CBD	10.5km*
Brisbane Airport	10.6km*



\*Approx.



# YOUR OPPORTUNITY

## BUILDING SERVICES

Located within the north-western corner (fronting Gympie Road) of the complex, building two offers 15,704m<sup>2</sup> commercial office space, over six levels with two levels of lower ground parking.

### BUILDING TWO

#### Amenities

Each level incorporates male, female and disabled persons toilets and kitchenette within the central services core and additional male and female toilets and staff lunch rooms within the southern and eastern wings.

#### Air Conditioning

Mechanical services within the building have recently undergone a full upgrade (refer Capital Works Section). The roof-top plant room provides cooling towers, Smardt PowerPax chillers (including variable speed drives) and separate air handling units on each floor.

#### Lifts

Four (4) "Schindler" lifts with 1360kg capacity (20 persons) service each level of the building from ground to Level 5 with two of the lifts servicing the basement car park. A separate external lift provides access from the colonnade area to the basement car park.

#### Access & Security

Entry equipped with security desk plus afterhours card system.

#### Fire Services

QFRS response alarm panel. Sprinkler system throughout, extinguishers and hose reels throughout.

#### Emergency Power

8KV<sub>a</sub> Generator supplies complete building.

### BUILDING THREE

Standalone building opportunity. Up to 662sqm available over 2 levels.

\*Approx.







**EXCEPTIONAL CAR PARKING RATIO**

325 Car Parking spaces (1:50sqm) with opportunity for additional spaces.



**SUPERB VIEW CORRIDORS**

Enjoy superb views over the surrounding area and the Brisbane CBD skyline.



**NATURAL LIGHT**

Excellent natural light penetration, with 3m ceiling heights and windows on all sides.



**EXCELLENT FLOOR SPACE UTILITY**

Designed to maximise utility and functionality of the floorplates.



**ACCESSIBILITY**

Both vehicular and pedestrian access to the property is provided from Banfield Street.



**ADDITIONAL STORAGE FACILITY**

1,200m<sup>2</sup>\* under building storage facility.



**FANTASTIC STAFF AMENITY**

End-of-trip facilitates.

\*Approx.



**REFURBISHMENT PROGRAM**  
 Building is about to undergo an extensive refurbishment program that will commence Q1 2022, transforming it into an A Grade office park.



WORKS START ON BUILDING 1

WORKS START ON BUILDING 2

2022  
Sep  
WORKS COMPLETE ON BUILDING 1

WORKS START ON BUILDING 3

2023  
Oct  
WORKS COMPLETE ON BUILDING 2

2023  
Oct  
WORKS COMPLETE ON BUILDING 3

2022  
Feb

2022  
Nov

2022  
Nov





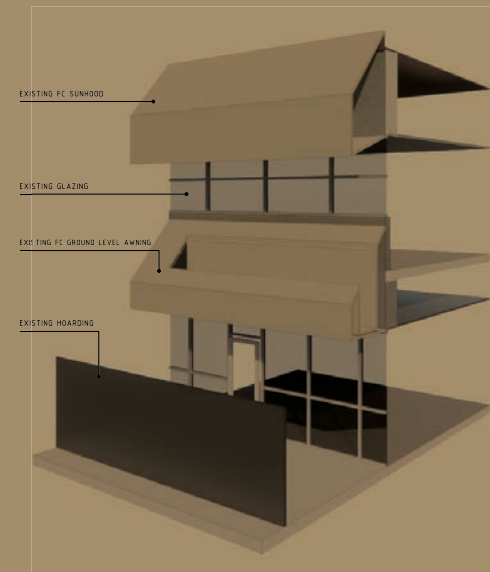
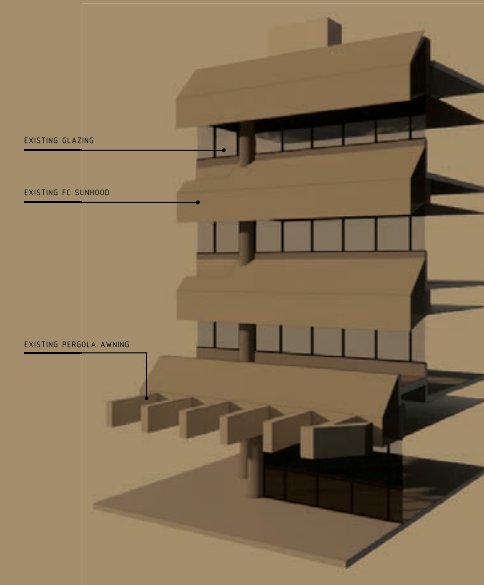
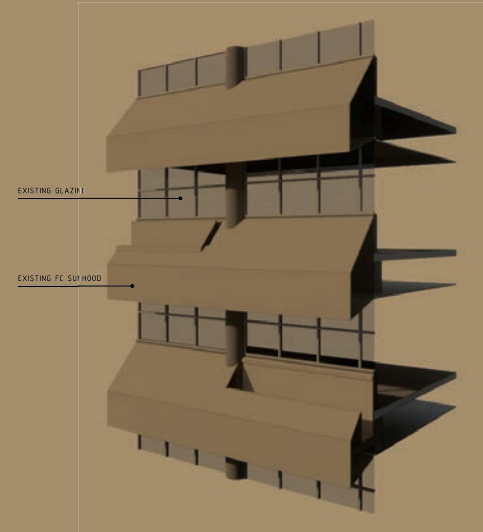
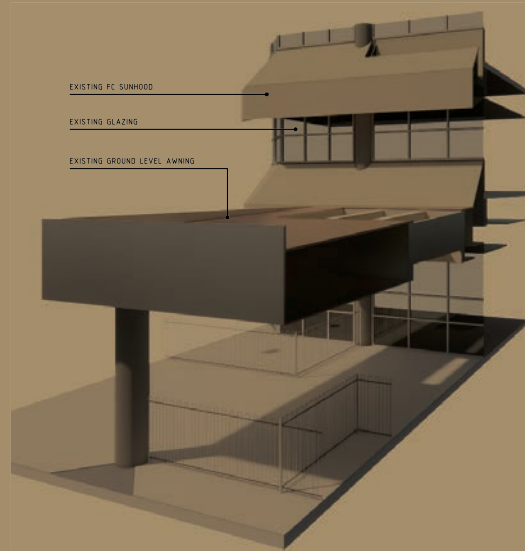
BUILDING 2 - 3D ENTRY

BUILDING 2 - 3D FACADE

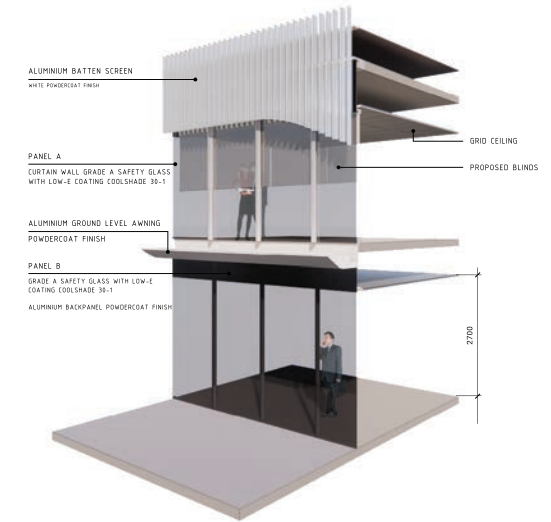
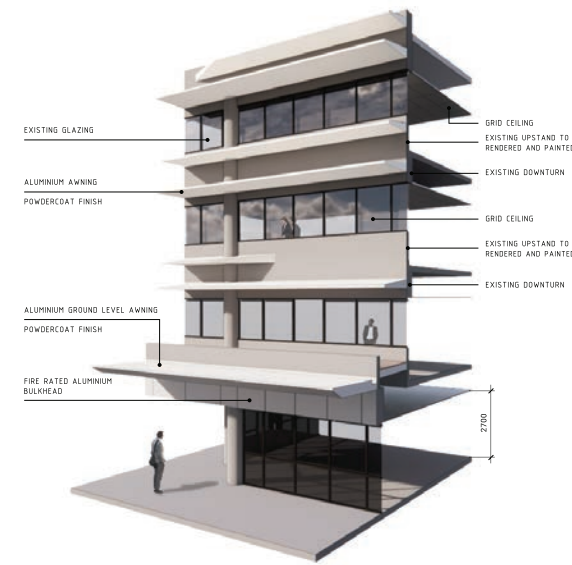
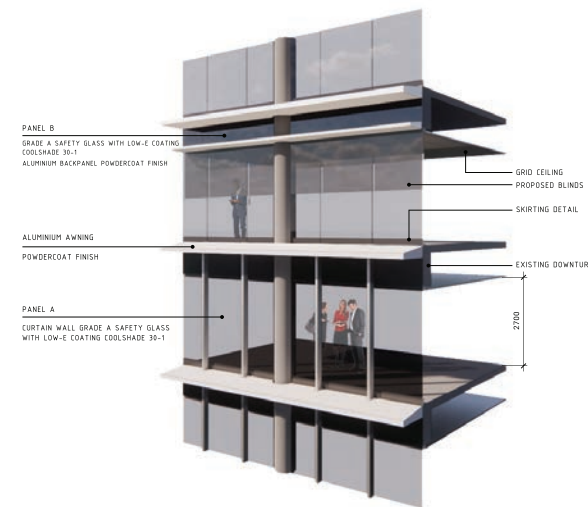
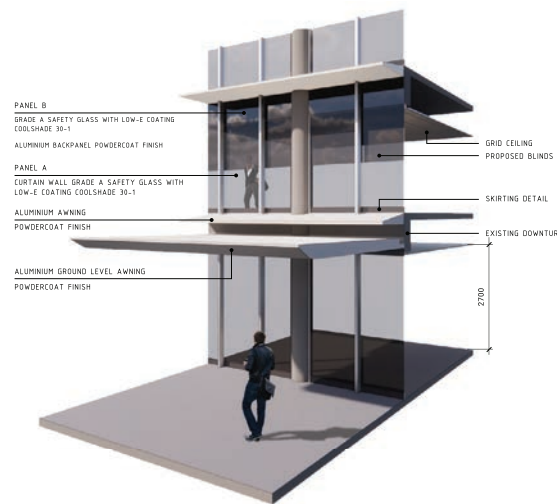
BUILDING 1 - 3D FACADE

BUILDING 3 - 3D FACADE

EXISTING FRONTAGES

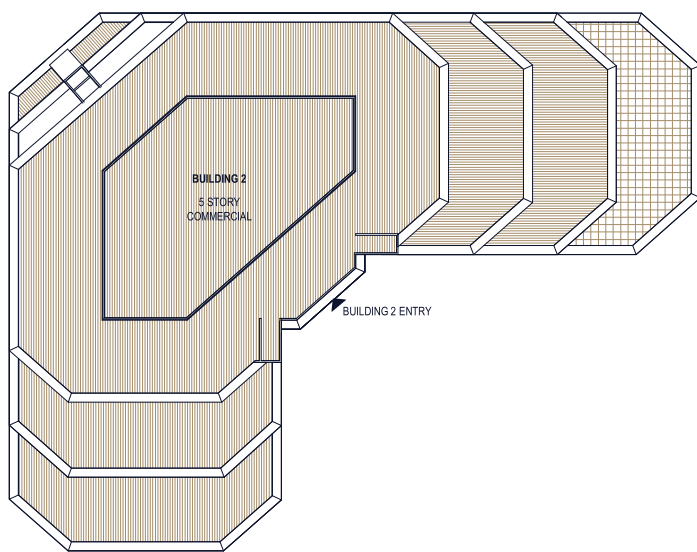


PROPOSED FRONTAGES





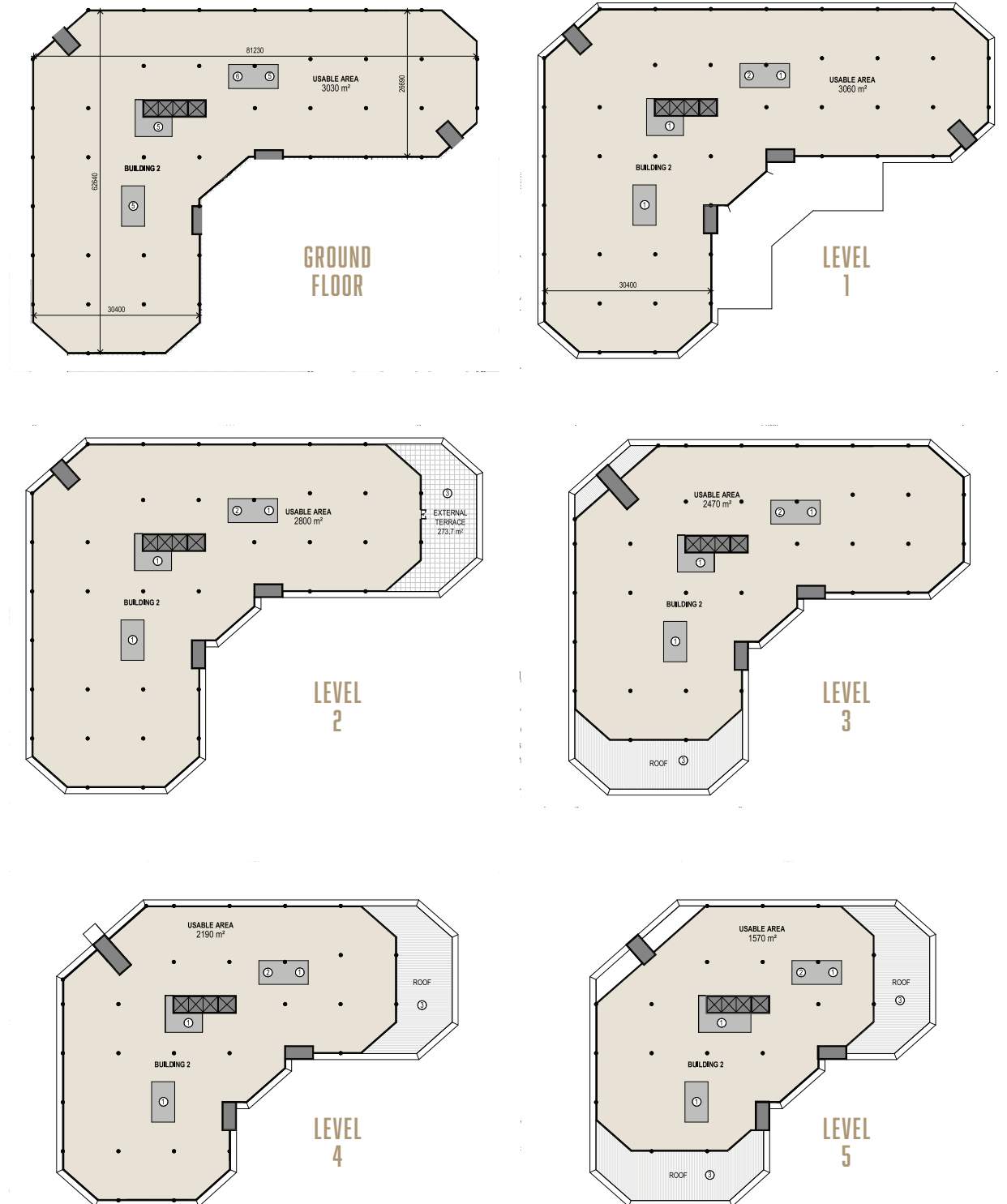
# BUILDING 2 CONFIGURATION



## BUILDING TWO

Level 5	1,640sqm*
Level 4	2,236sqm*
Level 3	2,531sqm*
Level 2	3,101sqm*
Level 1	3,122sqm*
Ground	3,074sqm*
Sub-Total	15,704sqm*

\*Approx.



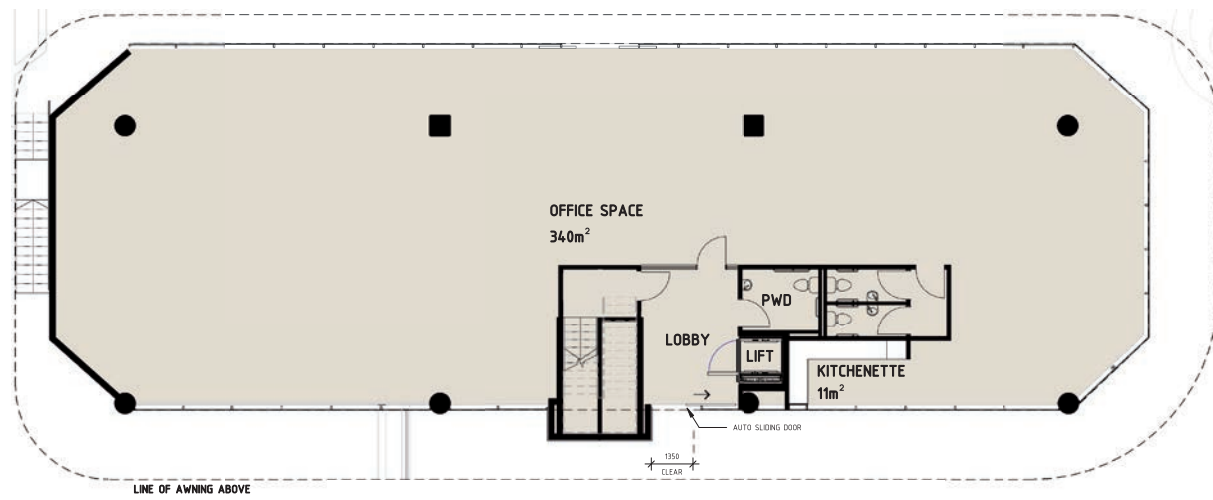


# BUILDING 3 CONFIGURATION

## BUILDING THREE

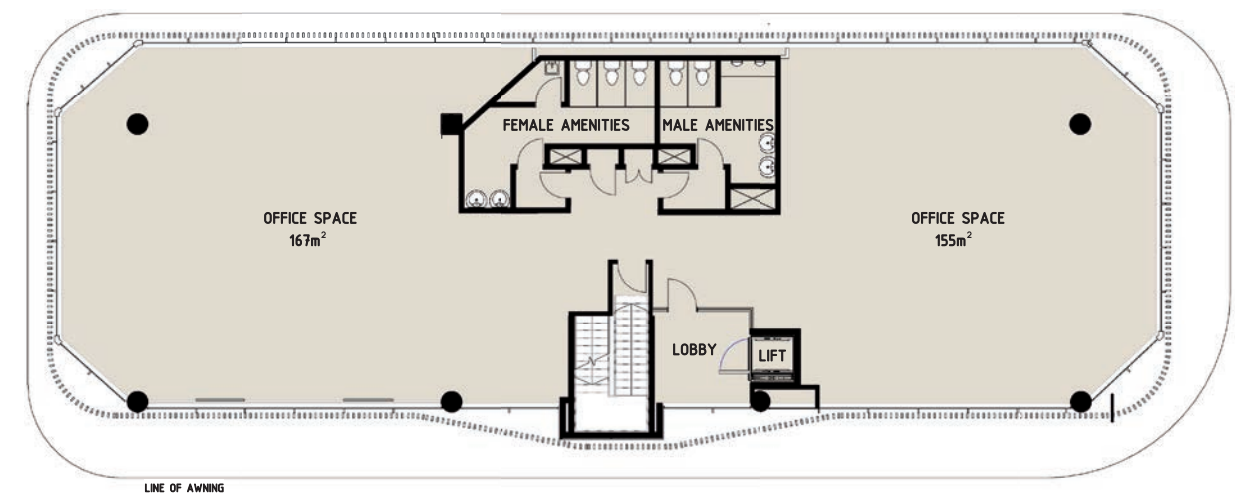
Level 1 322sqm\*

Ground 340sqm\*



GROUND FLOOR

\*Approx.



LEVEL 1







## EXCLUSIVE AGENTS

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SCENTRE GROUP

18  
BANFIELD  
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