

56 EDMOND STONE



56 Edmondstone Rd, Bowen Hills QLD 4006

Charter Hall 

56
EDMOND
STONE

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LOVE. YOUR. WORK.

A UNIQUE CAMPUS STYLE OFFICE

ON-SITE GREEN SPACES AND STAFF AMENITY



ARTIST IMPRESSION

9,302m²

Total Site Area

12,427m²

Net Lettable Area

4 STAR

NABERS Energy Rating

141

Onsite Car Parks

42

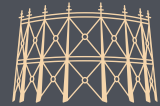
Motorcycle Bays

4.5 STAR

NABERS Water Rating

SEAMLESS ACCESSIBILITY

Perfectly positioned in the emerging and vibrant location that benefits from great access to road, rail and local amenity.



Gasworks Precinct
800m



Mercedes Benz Autohaus (QLD HQ)
300m



RNA Showgrounds Master-planned Precinct
900m



Bowen Hills Train Station
350m



Cross River Rail Exhibition Station
1km



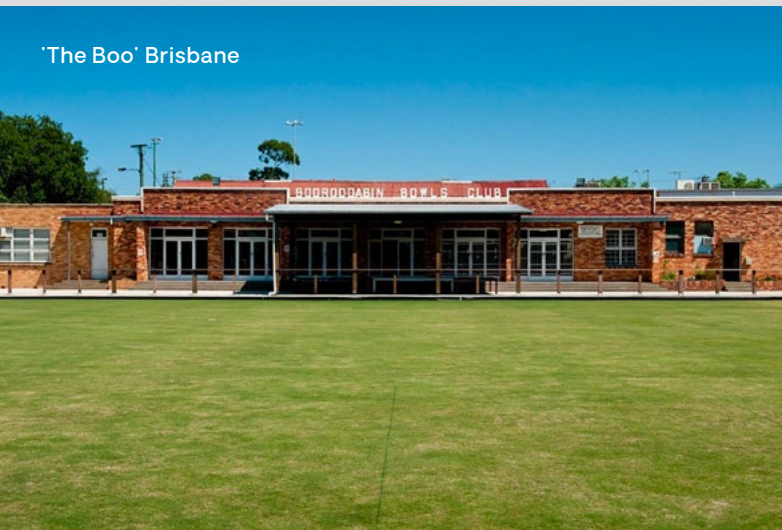
Inner City Bypass
400m



Brisbane Airport
8km



THE LOCAL AREA

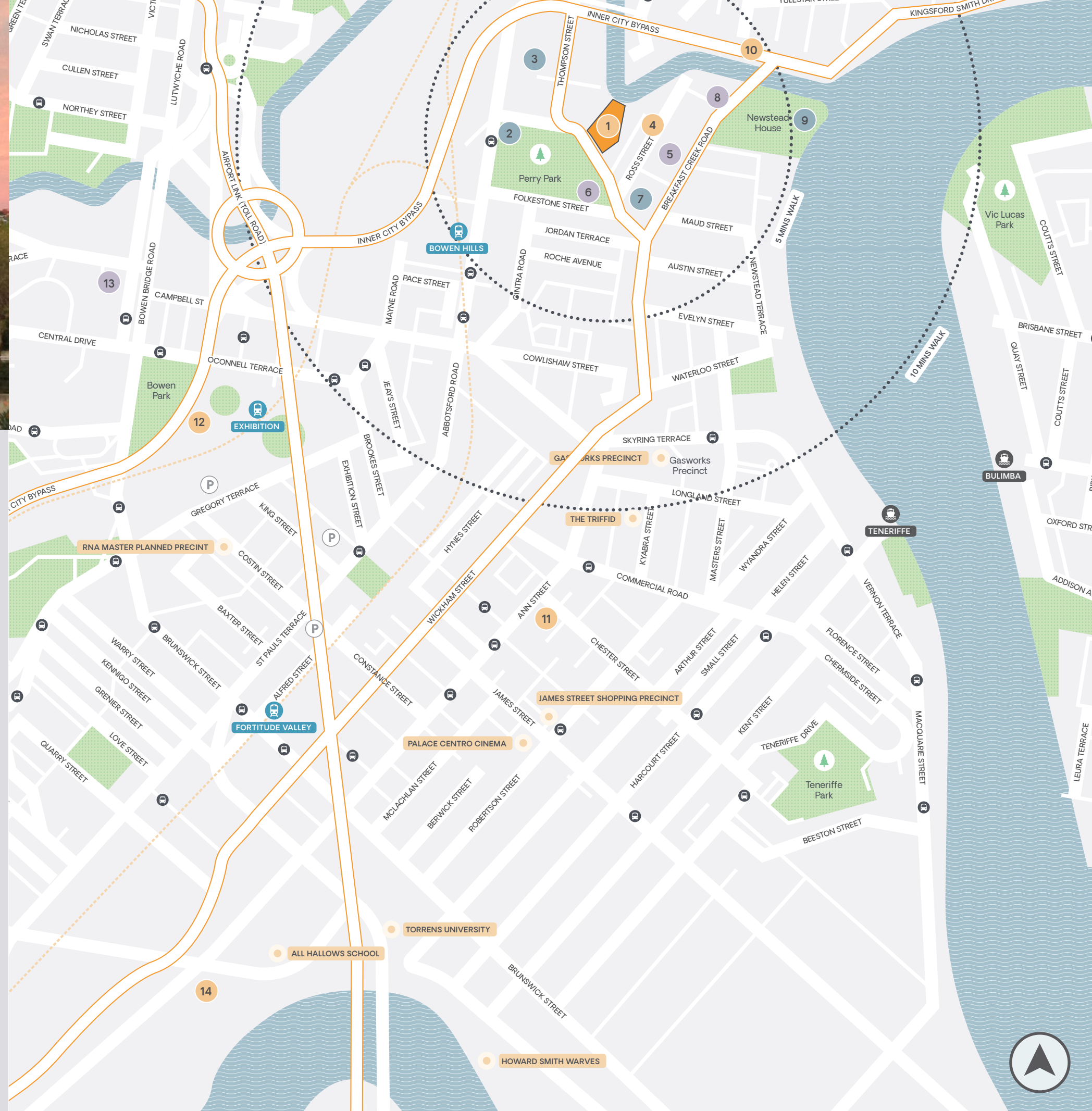


This vibrant destination has enjoyed significant infrastructure investment and development over the past decade. Being the natural extension of the Brisbane CBD, the 'Inner North' precinct, and in particular Bowen Hills has been a key area of focus for the State of Queensland and Brisbane City Council's.

Tenant customers of 56 Edmondstone Road enjoy seamless accessibility adjoining all key public transport infrastructure including the nearby Bowen Hills Train Station, the future Cross River Rail station, key bus routes and North Brisbane's major arterial roads. Being one of Brisbane's most vibrant precincts,

Bowen Hills offers cafes, dining, entertainment, shopping and employment, making it a fantastic location to work, live and Play with great new restaurants within close proximity and the vibrant Gasworks precinct a short stroll away.

Brisbane's 'Inner-North' precinct is Australia's second largest non-CBD office market and is a globally recognised destination.



- Parks/Greenspace
- Waterways
- Key Features
- Railway
- 🚉 Railway Station
- 🚌 Bus Route

Food & Beverage:

- 1 Little Birdy Cafe
- 4 Golden Pig Restaurant
- 10 Breakfast Creek Hotel
- 11 Fortitude Valley
- 12 Brisbane Exhibition Showgrounds
- 14 Brisbane CBD

Health

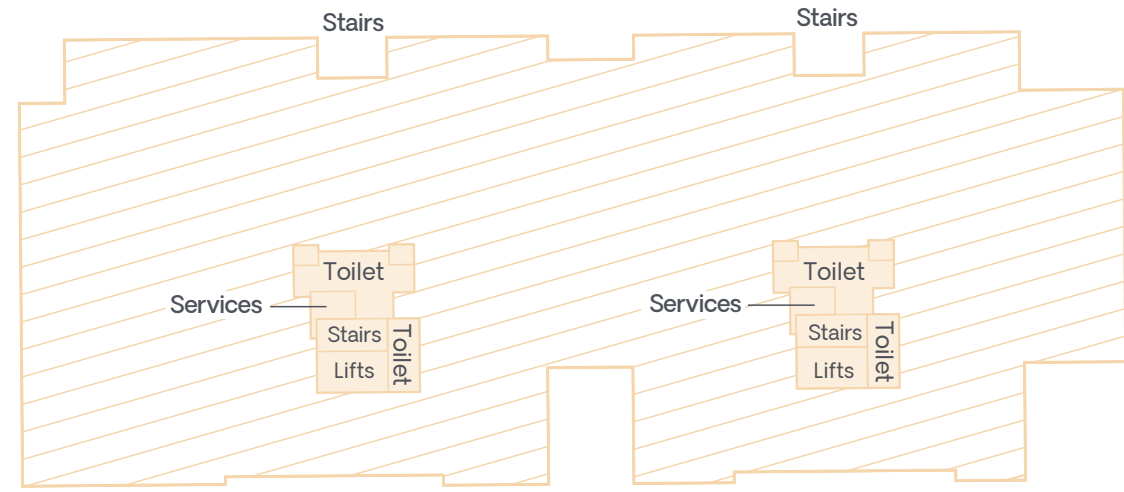
- 2 YMCA Newstead/Perry Park
- 3 Bowen Hills Medical Precinct
- 7 'The Boo' Lawn Bowls
- 9 Newstead Park

Amenity

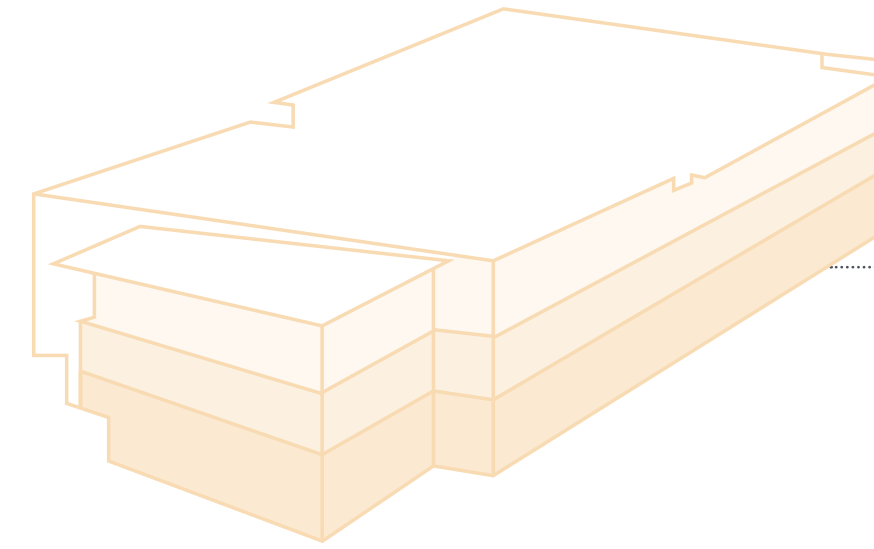
- 5 Bunnings Newstead
- 6 Avenues Early Learning Centre
- 8 Mercedes Benz Autohaus & Bar
- 13 Royal Brisbane Hospital

AVAILABLE SPACE

1



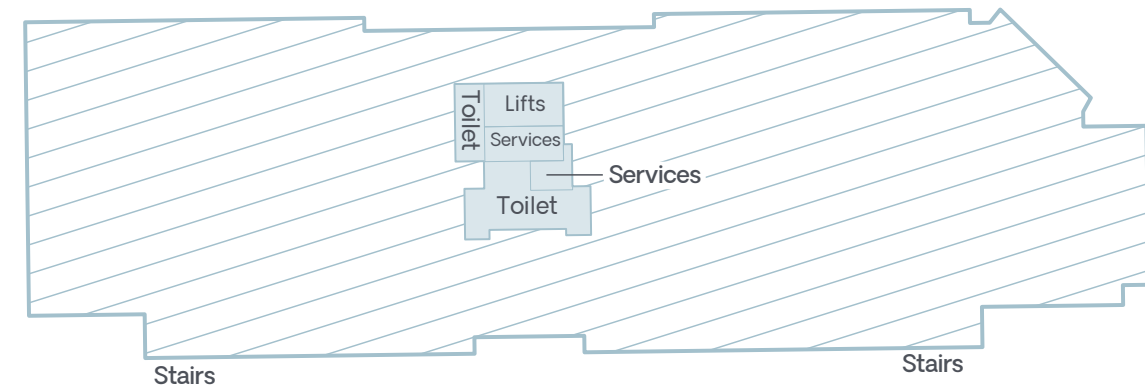
1,621m²* - 2,020m²*



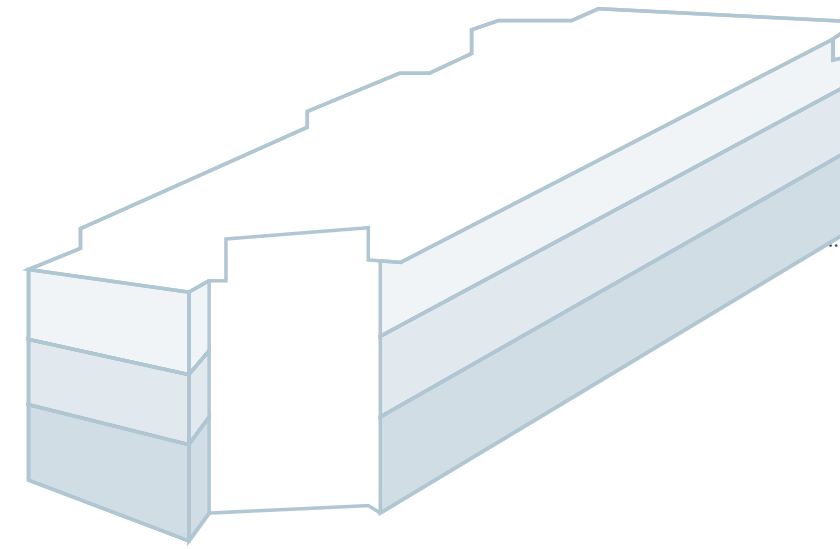
Total 5,643m²*

| | |
|----------|-----------------------------------|
| Level 2 | 2,002m ² * |
| Level 1 | 2,002m ² * |
| Ground | 1,040m ² * |
| Basement | 69 car bays 22 motorcycle bays |

2



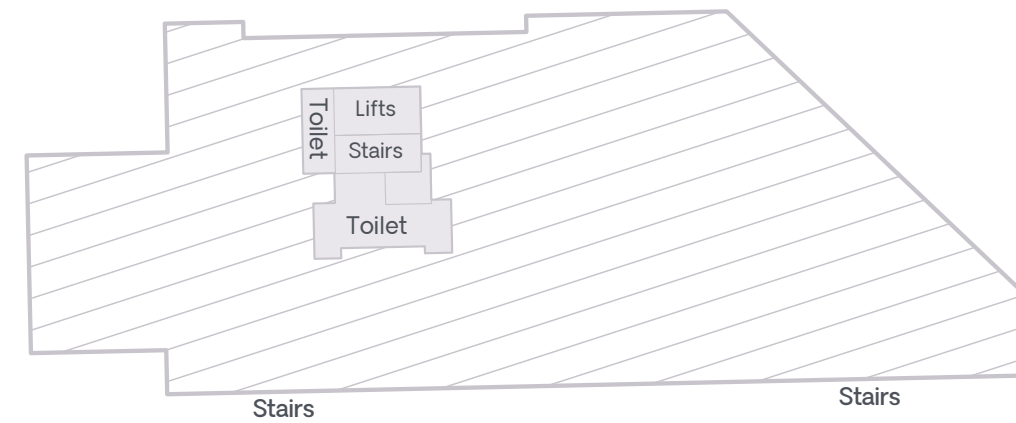
1,040m²* - 1,445m²*



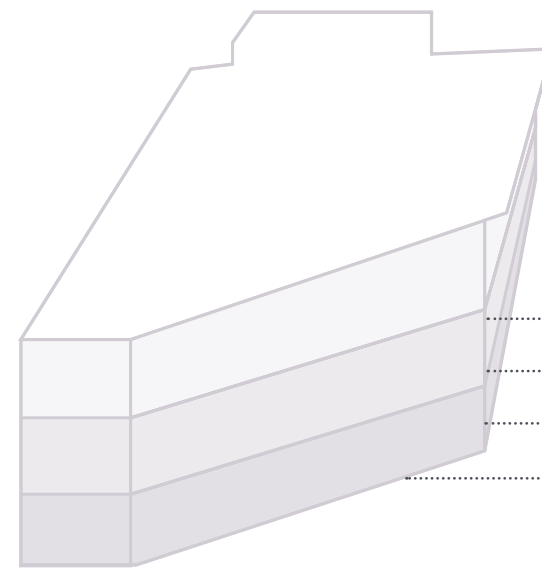
Total 3,920m²*

| | |
|----------|-----------------------------------|
| Level 2 | 1,435m ² * |
| Level 1 | 1,445m ² * |
| Ground | 1,040m ² * |
| Basement | 43 car bays 10 motorcycle bays |

3



1,040m²* - 1,445m²*



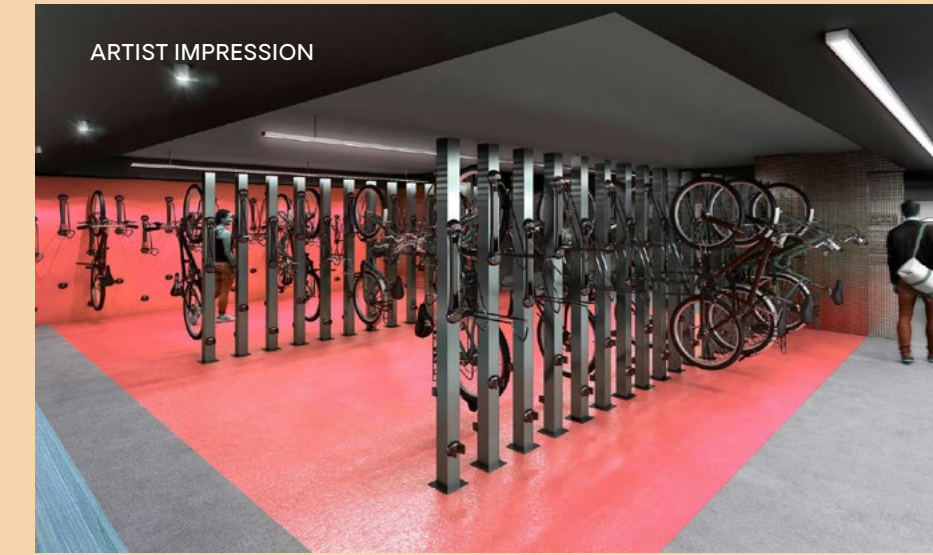
Total 2,864m²*

| | |
|----------|-----------------------------------|
| Level 2 | 923m ² * |
| Level 1 | 1,039m ² * |
| Ground | 902m ² * |
| Basement | 29 car bays 10 motorcycle bays |

BRISBANE'S INNER-NORTH



HEALTH & WELLBEING



COMMUNITY & EVENTS

Wellbeing Talks, Walking Groups, Mindfulness & Yoga

A connected community is the foundation of every Charter Hall building.

Our Wellness offering combines a range of events and experiences designed to renew, reset and enhance your daily work-life.



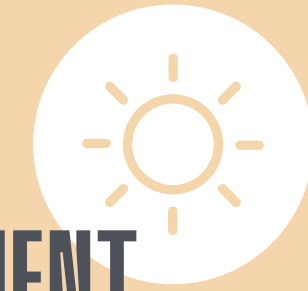
END-OF-TRIP FACILITIES

Change Rooms, Showers, Fresh Towels

End-of-Trip Facilities offer a range of wellbeing amenities to suit every tenant's need - from bicycle racks to fitness centres.

Hotel-style touches are also included to refresh your morning routine, from fresh towel services and dry cleaning, to luxury toiletries.

Our facilities help make the transition between the commute, workday and lifestyle a truly seamless experience.



ENVIRONMENT

Natural Light, Air Quality & Workplace Design

Designed to maximise space, light and productivity - not just for a more enjoyable workday, but because the working environment directly impacts people's wellbeing.

Natural sunlight and optimal indoor air quality are key aspects of a healthy, motivating and productive workspace.

BUILDING INFORMATION



Net Lettable Area

| | |
|--------------|-------------------|
| Building 01: | 5,643 sqm |
| Building 02: | 3,920 sqm |
| Building 03: | 2,864 sqm |
| Total | 12,427 sqm |

Population Density

1 person/10sqm

Car Parking

- 141 car spaces (1:83m²)
- 42 motorcycle
- Total: 191 vehicular spaces (1:65sq m)

End of Trip (EOT)

New dedicated EOT to provide 44 bike racks and 6 male and female showers & amenities

Sustainability

Targeting 5.5 Star NABERS
(Currently 4 Star)

Lifts

- Lift system Kone Monospace, in shaft machine roomless
- Number of lifts (passenger) 8
- Capacity (passengers) Lift 1 to 7 (24 Persons);
Lift 8 (26 Persons);
- Capacity (kg) Lift 1 to 7 1800kg;
Lift 8 2000kg

Power

- Electricity supply for the buildings provided via Energex 1500kVA substation located onsite
- Standby Power 630kVA diesel generator

Lighting

Lighting Load = 10W/sqm

Air Conditioning

- Building 1: Base Building Capacity – 877 Kw cooling capacity
- Supplementary Capacity (meeting rooms) 226.9 Kw cooling capacity
- Building 2: Base Building Capacity 612 Kw cooling capacity
- Supplementary Capacity (meeting rooms) 158.8 Kw cooling capacity
- Building 3: Base Building Capacity 488 Kw cooling capacity
- Supplementary Capacity (meeting rooms) 91 Kw cooling capacity + Approx. 6 kw

Fire Services

To Code

BMS Controls

Systemax Controls (BMCS)





AN ACTIVE PARTNERSHIP

With over 29 years' experience in property investment and funds management, we're one of Australia's leading fully integrated property groups.



We use our property expertise to access, deploy, manage and invest equity across our core sectors – office, industrial & logistics, retail and social infrastructure.

Operating with prudence, we've carefully curated a \$41.8 billion diverse portfolio of over 1,300 high quality, long leased properties. Partnership and financial discipline are at the heart of our approach. Acting in the best interest of customers and communities, we combine insight and inventiveness to unlock hidden value.

With a \$19.9 billion office portfolio, we're one of the largest CBD office managers in Australia. But it's not the value of our assets that matters most, it's their ability to continue to inspire and support the businesses that call them home.

As a property manager, it's about ensuring our office assets meet the aspirations of our tenants. Our localised and proactive approach to enhance the quality, performance and value of our properties while always keeping the customer experience front of mind, is key to our mutual success.

The impacts of what we do are far-reaching. From helping businesses succeed by supporting their evolving workplace needs, to providing investors with superior returns for a better retirement, we're powered by the drive to go further.



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