



# THE ESPLANADE

PERTH, WESTERN AUSTRALIA

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INFORMATION MEMORANDUM



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# 28

THE ESPLANADE



# INTRODUCTION

28 THE ESPLANADE IS A 20 LEVEL BUILDING, INCLUDING 17 FLOORS OF COMMERCIAL OFFICE SPACE AND 3 LEVELS OF BASEMENT PARKING. MAJOR OCCUPIERS OF THE BUILDING INCLUDE AON, BENNETT & CO AND HOTCHKIN HANLY.

28 The Esplanade has a premium location in the CBD with river views overlooking Elizabeth Quay.

There is a conference facility with an up to 70 seat capacity on the ground floor which is available to tenants for no cost.

A new additional end of trip facility installed in the basement Q2 2017 includes showers with towel service, lockers, drying room facilities and secure bicycle parking.







**BGC** |

ACN 26

PH



# 28

THE ESPLANADE

5

6

4

3

2

1

7





# LOCATION

28 THE ESPLANADE HAS A PREMIUM LOCATION IN THE CBD BUSINESS HUB OVERLOOKING ELIZABETH QUAY.

28 The Esplanade is located 70 meters from public transport links including The Esplanade Train and Bus Station. Freeway access is conveniently located only a few hundred metres from the building.

1

ELIZABETH QUAY

2

ELIZABETH QUAY  
TRAIN STATION

3

ELIZABETH QUAY  
BUS PORT

4

PERTH TRAIN  
STATION

5

BHP HEADQUARTERS

6

RIO TINTO  
HEADQUARTERS

7

NEW CHEVRON  
HEADQUARTERS  
(2023)



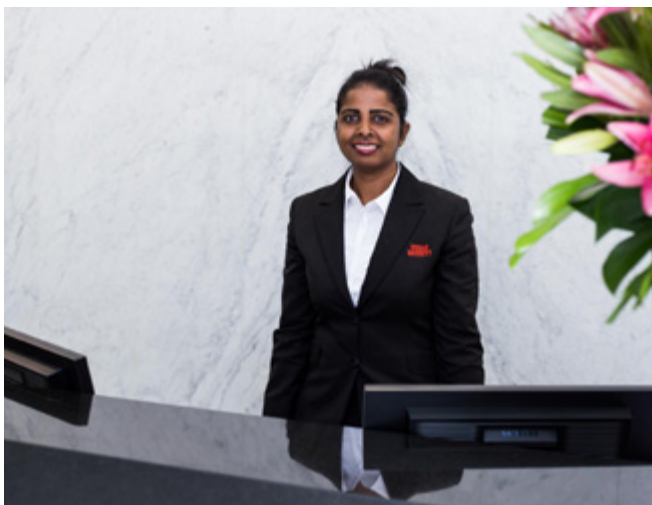
PARKING

# BUILDING HIGHLIGHTS

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## ONSITE PROPERTY MANAGER AND CONCIERGE

28 The Esplanade hosts a professional concierge service which is onsite Monday to Friday from 8.00am – 5.30pm. An onsite property manager along with the concierge ensures the best possible service is provided to all tenants.



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## END OF TRIP FACILITIES

To better serve the tenants who work at 28 The Esplanade, the building is equipped with new end of trip facilities. A bike room with space for 24 bikes is complemented by adjacent showers and toilets which include a towel service and hair appliances.



## FOOD AND BEVERAGE

There are ample conveniently located food and beverage options located beside 28 The Esplanade. An onsite café is open from 6am – 4pm and the Allendale Food Court is located next door with a wide selection of lunch options. More food and beverage options are available in Elizabeth Quay next door including rooftop bars and restaurants.



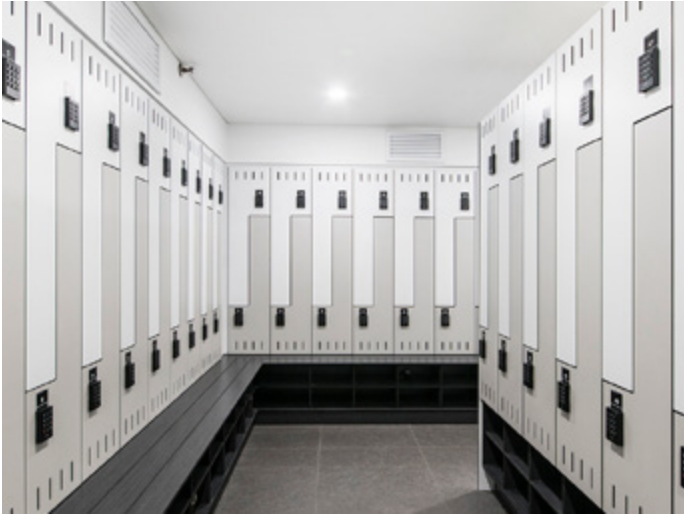
## CONFERENCE FACILITIES

The Conference Suite can accommodate up to approximately 70 persons seated. The Conference Suite is for the use of the tenants who occupy the building free of charge as an added benefit of your presence in the building. The Conference Suite includes full AV facilities and dedicated bathroom facilities.









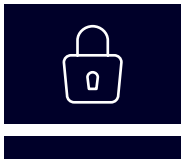


# THE SPECIFICS



## BUILDING DETAILS

<b>LEVELS</b>	17
<b>AVG FLOOR SIZE</b>	918 sqm
<b>TOTAL NLA</b>	15,311 sqm
<b>ASSET GRADE</b>	A
<b>NABERS RATING</b>	3 Star



## ACCESS & SECURITY

<b>SPRINKLERS &amp; DETECTION</b>	Fire sprinkler system and smoke detectors throughout floors
<b>FIRE CABINETS</b>	Two per floor including a fire hose reel, fire hydrant, extinguisher and fire warden intercom phone
<b>EVACUATION SYSTEM</b>	Audible emergency evacuation system fitted to ceiling mounted speakers on each floor



## MANAGEMENT

<b>MANAGEMENT TEAM</b>	Onsite
<b>MAINTENANCE TEAM</b>	Onsite
<b>BMS SYSTEM</b>	Leopard Controls (Distech)



## FACILITIES AND AMENITIES

<b>RETAIL</b>	Reveley Café
<b>BIKE RACKS IN END OF TRIP FACILITIES</b>	24
<b>CONCIERGE</b>	Available at building lobby
<b>END OF TRIP</b>	Male; 4 Showers, 1 toilet, 1 urinal Female ; 4 showers, 2 toilets 1 ambulant shower & toilet
<b>TENANT SIGNAGE</b>	Free advertising on rooftop sign







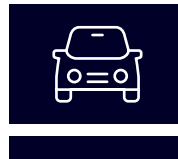
## BUILDING SPECIFICATIONS

<b>CEILING TYPE</b>	OWA Finetta Mineral Fibre Tiles
<b>CEILING HEIGHT</b>	2.7m
<b>TENANCY AREA LIGHTING</b>	Energy efficient T5 LED Panel lighting
<b>LOBBY &amp; COMMON AREA LIGHTING</b>	Architecturally significant LED soft lighting
<b>WASHROOM LIGHTING</b>	LED energy efficient downlights
<b>BATHROOMS PER FLOOR</b>	Male 2 toilets & 2 urinals Female 3 toilets
<b>TEMPERATURE CONTROL</b>	Individual constant volume chilled water air handlers per floor, with face and bypass temperature control and fresh air economy cycle
<b>AIRCONDITIONING ZONES</b>	Five zones per floor, one per facade and center zone



## CONFERENCE SUITE

<b>SEATS</b>	70
<b>DEDICATED BATHROOMS</b>	2
<b>ADDITIONAL FEATURES</b>	AV Equipment including: Projector and screen, DVD/Blue-ray player, WIFI, HDMI & VGA connections



## PARKING FACILITIES

<b>PARKING BAYS</b>	185
<b>LOADING BAYS</b>	3
<b>VISITOR BAYS</b>	3





# THE SPECIFICS



## LIFT DETAILS

<b>LIFTS</b>	5
<b>CONTRACT LOAD</b>	1360kg/20 persons
<b>LIFT SPEED</b>	3 metres per second
<b>ENTRANCE FINISHES</b>	Stainless steel doors frames and transom panels
<b>GOODS LIFT</b>	Available



## COMMUNICATIONS

<b>TELEPHONE</b>	Telephone distribution boxes located on all floors
<b>WIFI/INTERNET</b>	Wifi enabled
<b>MICROWAVE/SATELLITE</b>	Licensing for rooftop telecommunications available through Vertel
<b>RACK SPACE</b>	Available at market rates
<b>COMMUNICATIONS ROOM</b>	Two dedicated communication rooms in basement with dedicated UPS power, security access, air conditioning and anti-static flooring

Capacity for cabling and wiring with risers throughout building and separate riser for fibre and copper



## MECH SERVICES AND CONTROLS

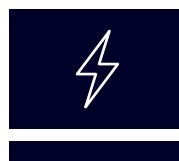
Water cooled helical screw and centrifugal chillers in roof mounted plant room

Heating is via electric duct heaters in each temperature zone as required, generally four per floor.

Temperature is automatically controlled between 21 and 24 degrees all year round.

After hours aircon is via local pushbutton in tenancy, and is available at all times outside of normal scheduled hours.

Supplementary Condenser Water (Computer Loop), 24/7 dedicated condenser water loop for computer rooms and high load areas duty standby water pump support sized at 20W/sqm heat rejection (~18kW heat rejection per floor)



## POWER & ELECTRICAL SERVICES

**METERING** Individually metered tenancies

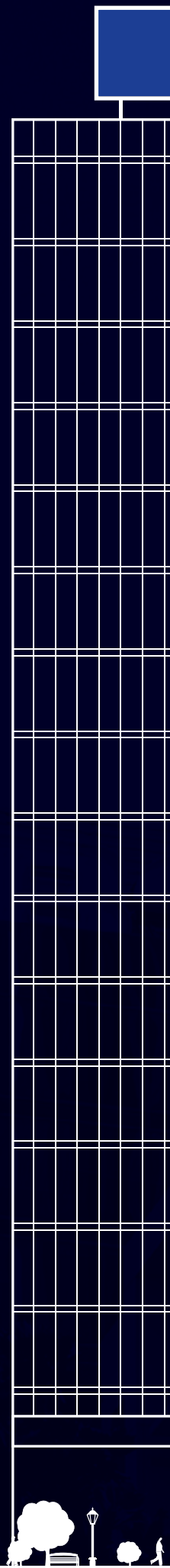
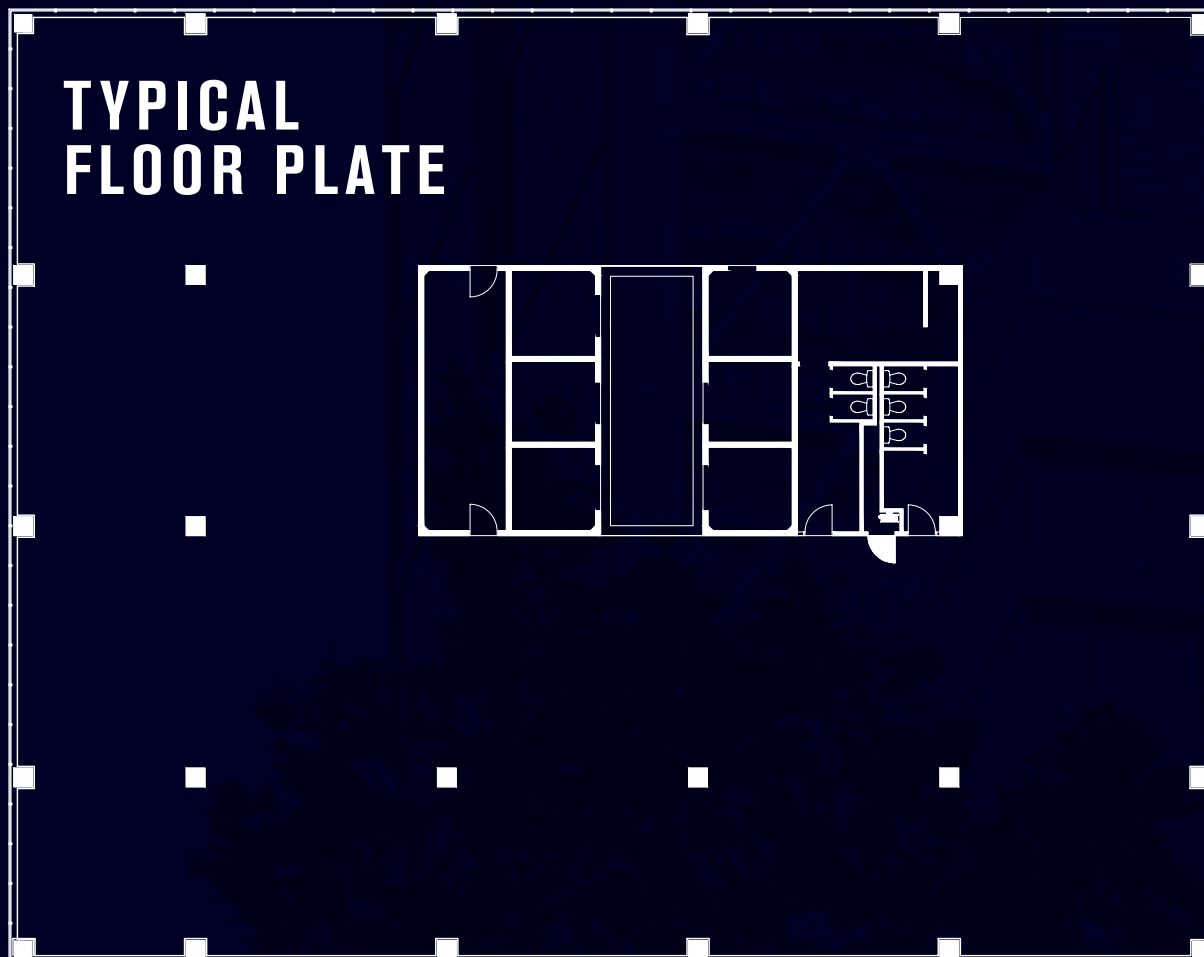




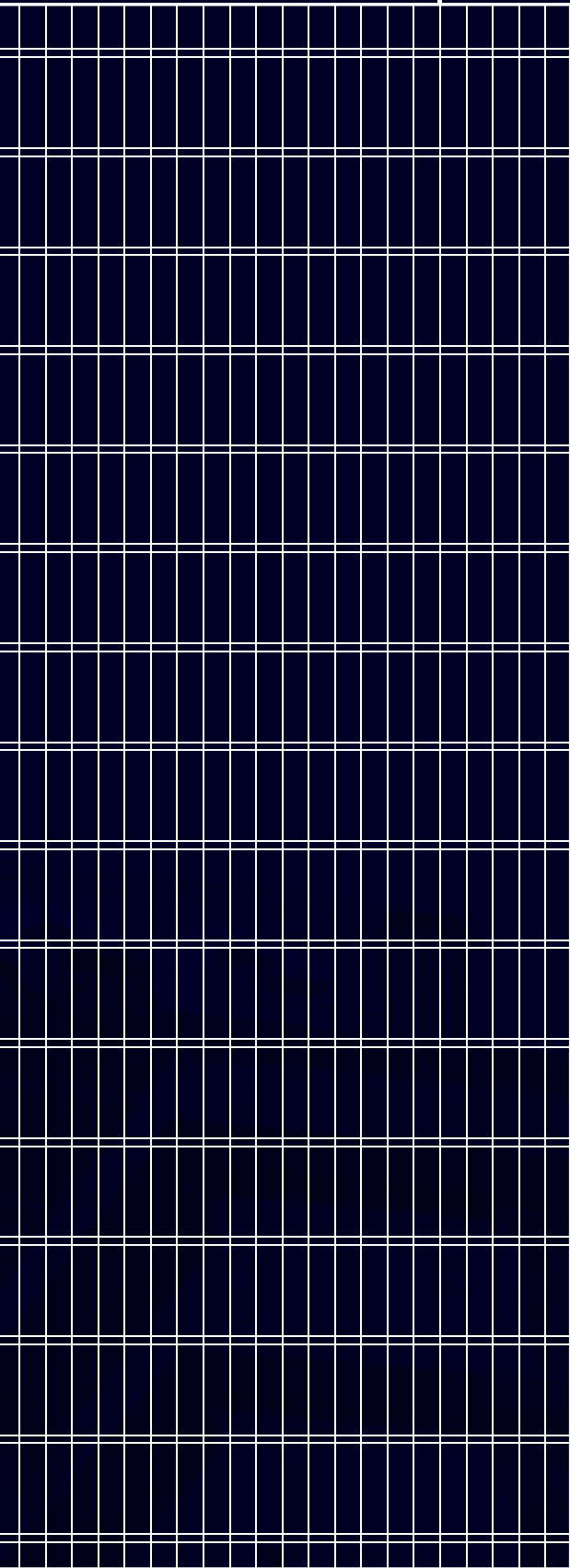


# AVAILABLE TENANCIES

LEVEL	AREA SQM	USABLE FIT-OUT	COMMENTS
3	63	✓	Fitted with a meeting room and approx 6 workstations. Superb lift lobby exposure.
4	918.5	✓	Full refurbished floor with new ceiling, LED lighting and toilet facilities. Great river views.
5	68	✓	Partitioned with waiting area, 1 office and space for 6 workstations.
6	510	✓	Mostly fitted with 3 offices, meeting room and approx 46 workstations. Good river views.
7	139	✓	Refurbished tenancy.
12	151	✓	1 meeting room, 14 workstations, 1 waiting area, river glimpses.







**LEVEL 15** | 918.5 SQM

**LEVEL 14** | AVAILABLE JAN 2020 | 918.5 SQM

**LEVEL 13** | AVAILABLE JAN 2020 | 918.5 SQM

**LEVEL 12** | 918.5 SQM VACANT | 151 SQM

**LEVEL 11** | 918.5 SQM

**LEVEL 10** | 918.5 SQM

**LEVEL 09** | 918.5 SQM

**LEVEL 08** | 918.5 SQM

**LEVEL 07** | 918.5 SQM

VACANT | 139 SQM

**LEVEL 06** | 918.5 SQM

VACANT | 510 SQM

**LEVEL 05** | 918.5 SQM

VACANT | 68 SQM

**LEVEL 04** | 918.5 SQM

VACANT | 918.5 SQM

**LEVEL 03** | 918.5 SQM

VACANT | 63 SQM

**LEVEL 02** | 918.5 SQM

**LEVEL 01** | 918.5 SQM

**MEZZANINE** | 1033 SQM

**GROUND LEVEL** | 813 SQM







# LEASING OPPORTUNITIES NOW AVAILABLE

FOR MORE INFORMATION, PLEASE CONTACT:

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