

**NOW LEASING!**



**H  
ARB  
OUR**

## FREMANTLE'S **GREENEST** OFFICE SPACE

WA's **FIRST** MASS TIMBER-FRAMED DEVELOPMENT







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## TIMBER THE CARBON VAULT

Trees absorb Carbon Dioxide (CO<sub>2</sub>) returning clean oxygen to the atmosphere and storing carbon within the timber. While the ability to produce clean oxygen is widely publicised, the importance of the second act, removing and storing carbon out of the atmosphere is only now being truly understood.





When carbon enters a tree it is trapped in the cells for the life of the timber. Unlike the 2,000 tonnes of CO<sub>2</sub> created by the construction of a typical steel and concrete building, timber-frame construction does not create CO<sub>2</sub>, in fact, the large timber beams keep huge amounts of Carbon out of the atmosphere.

## FAST FACTS



**over 2,000m<sup>2</sup>**  
of GLA



**adaptable office spaces** from 50m<sup>2</sup>, full floor 442m<sup>2</sup> GLA



**construction scheduled**  
completion late 2021



**133m<sup>2</sup>** ground floor **cafe/bar** GLA



**just 100 meters from Kings Square** development in the heart of Fremantle



**interfloor connectivity.** Ability to connect multiple floors with an open staircase



secure tenant **parking** available



modern **end of trip** facilities



**aiming to achieve 5 Star NABERS Rating.**





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# NATURALLY BETTER FOR WELLBEING

The 6 storey construction features a modern, high performance glass facade and shading screens. Inside, exposed timber elements throughout create a warm and inviting environment with a host of practical benefits.



## Carbon Vault

Timber-framed construction does not create CO2 like the construction of steel and concrete buildings. In fact, timber stores CO2 and keeps it out of the atmosphere.



## Screen Facade

Screens have been angled to block out the glare and heat of Australia's harsh sun while still allowing natural light in.



## Exposed Timber Elements

Wood products and interiors found throughout will elicit feelings of warmth and comfort similar to those created by spending time in nature. Measurable health benefits include:

- lowering blood pressure and heart rates
- reducing stress and anxiety
- increasing positive social interactions
- improved indoor air quality by moderating humidity.



## Flexible Office Layouts

The innovative look of exposed services are both aesthetically pleasing and provide maximum flexibility for tenancy office layouts.



## Solar Saving

A solar photovoltaic and battery storage system will provide further utility bill savings. The building will include sub-metering of electricity for each tenancy with demand management and visualisation software.



## End of Trip

As well as supporting the health of workers during office hours, healthy and eco-conscious transport is also encouraged with plenty of facilities for bike storage and showers available on each floor.



## End of Day

Relax in the social setting of the ground floor cafe/bar.



# THE RISE OF TIMBER



Around the globe there is a steady trend towards the use of Cross Laminate Timber (CLT) in construction. Timber's strength, thermal performance and influence on wellbeing are driving the positive change.



**THE TIMBER USED IS SUSTAINABLE-SOURCE CERTIFIED AND IT IS A RENEWABLE PRODUCT, UNLIKE CONCRETE AND STEEL, WHICH ARE MANUFACTURED USING FINITE RESOURCES.**

**Simone Concha**, Sustainability Director, JLL Australia



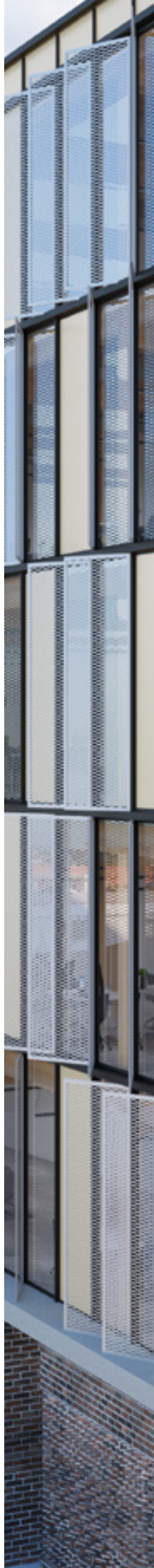
**...BEING SURROUNDED BY WOOD AT HOME, WORK OR SCHOOL HAS POSITIVE EFFECTS ON THE BODY, THE BRAIN AND THE ENVIRONMENT...**

**Chris Philpot**, Planet Ark



**[CROSS-LAMINATED TIMBER] PROVIDES GREAT THERMAL PERFORMANCE, WHICH MEANS THEY ARE EFFICIENT TO HEAT AND COOL AND SAVE CONSIDERABLE AMOUNTS ON BILLS.**

**Romilly Madew**, Former CEO, Green Building Council of Australia


















# AT THE HEART OF IT

Located on the corner of Josephson and High Street in the heart of vibrant Fremantle, Harbour fits right in amongst revitalisation projects such as Kings Square and the East Fremantle Oval precinct. Within a short walk there's exciting new places to eat, shop and play.

-  PARKING FACILITIES
-  BUS STOPS
-  CAFES
-  RESTAURANTS
-  BARS
-  HAIRDRESSERS & BARBERS
-  FRESH PRODUCE STORES & SUPERMARKETS
-  PHARMACIES
-  CINEMAS







E-SHED  
MARKETS

FREMANTLE  
TRAIN STATION

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OUR

HIGH STREET





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133m<sup>2</sup> GLA on the ground floor will feature a Cafe/Bar ideal for casual meetings and after work socialising. Office space is available as full floors as large as 442m<sup>2</sup> GLA or smaller offices at 50m<sup>2</sup>. Contact our Leasing Agent to discuss your team's requirements.

**FLOOR PLANS**





## BASED IN FREMANTLE, YOLK PROPERTY GROUP HAS A TRUE UNDERSTANDING OF THE LIFE ON OFFER IN AND AROUND HARBOUR.

Their portfolio includes coastal developments, heritage style mixed use projects and Australia's brightest sustainable apartments, Evermore WGV. The team has won multiple UDIA awards for delivering positive developments with sustainability and innovation at their core. They're the first developers in WA to receive One Planet Community Certification for apartments.

Register your interest with **Sonia Fairhead, Norfolk Commercial**

0421 541 996 | [sonia@norfolkcommercial.com.au](mailto:sonia@norfolkcommercial.com.au)

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Don't miss your opportunity to be part of Fremantle's greenest office space.

[HARBOURFREMANTLE.COM.AU](https://www.harbourfremantle.com.au)

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