



gallus partners

commercial office leasing opportunity

The Annex

43 Evelyn St Newstead



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The Annex Community

Welcome to the Annex office precinct, a pinnacle of modern office space in Newstead, Brisbane. Nestled in the vibrant heart of Newstead, the Annex office precinct stands as a near perfect example of modernity and convenience. The Annex is part of the Rosalie Rendu community completed in 2023 which offers a seamless blend of luxury living and ultramodern office spaces, making it Brisbane's premier location to live, work, and play.

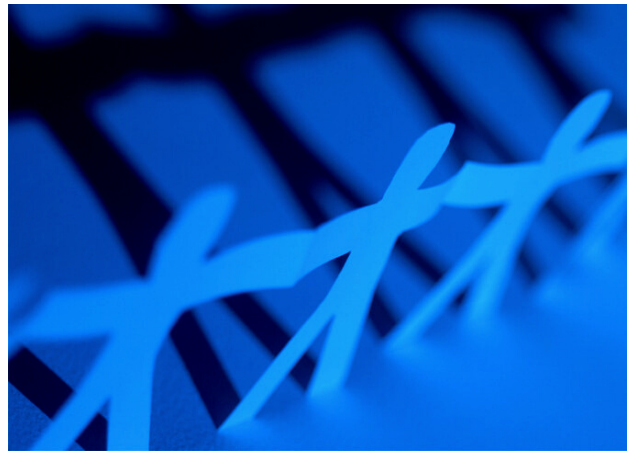
The project was developed by Ozcare, a not-for-profit organisation delivering high quality aged care and retirement living to all senior Queenslanders. Office tenants are contributing to a vibrant community, and benefitting from an owner where all commercial returns are invested back into the asset and toward providing charitable support to some of the most vulnerable community members of Queensland.

Prime Location and Accessibility

The Annex is strategically located in Newstead, a precinct renowned for its dynamic mix of commercial and residential developments. The community's proximity to parks, the picturesque Brisbane River, and essential amenities underscores its appeal. Its accessibility to public transport and active transport infrastructure places it at the forefront of convenience, sustainability, wellness, and connectivity.

Office Space: A Blend of Adaptability and Efficiency

The office areas available at the Annex are a testament to modern architectural brilliance in its dedication to functional and efficient design. Spanning approximately 2,548m² of internal net lettable area (NLA) and 281m² of external terrace areas, it offers expansive, open-plan office areas complemented by exclusive use of all lobbies and terraces. The design emphasizes natural light, vistas and views, thanks to the shallow floor plates and wide frontages. The Ground Level comprises gross built area (GBA) of 712m², including a welcoming lobby, amenities, and dedicated services area. Level 1 comprises 1,183m² GBA, featuring an open-plan office area, outdoor terraces, and with access to exclusive EOT facilities and visitor parking. The second level, with a GBA of 904m² offering a spacious open-plan office area. All levels currently have high quality bathroom facilities already complete.



Occupying a prominent position adjacent to a privately owned but publicly accessible park, this commercial office opportunity represents a unique opportunity for your business to locate into a new premium office space environment. Comprising up to 2,548m² of wide frontage floor plates across 3-levels, all areas benefit from access to natural light, views and vistas across Brisbane's premier lifestyle and campus office precinct.

Advanced Building Features and Amenities

The Annex is equipped with modern building management and security systems, including a base building system (BMCS) for tenant comfort control and DSX security systems. The electrical services are robust, featuring a back-up generator and ample general area lighting and power. The building also boasts high-quality staff amenities on each level and extensive exclusive use terrace areas, enhancing the working environment.

Serviced by two exclusive lifts, with access control, vertical transportation will allow tenants to move seamlessly between levels. There are also opportunities to create inter-floor stairway connections for tenants if required.

Bike parking and EOT facilities are provided (on Level 1) providing staff convenience and encouraging the use of active forms of transport to promote wellness and sustainability.

Sustainability and Environmental Considerations

The office space is a functional base building targeting a minimum 5-Star NABERS energy rating, with the potential to achieve more depending on tenant fit out requirements. The mechanical systems are of a premium standard, with the ability for integrated tenant fitout for efficient operational zoning.

Parking and Additional Amenities

Parking is a unique feature, with a minimum of 50 car parking spaces, additional visitor, and accessible spaces, and potentially 25 more spaces available if needed. The building amenities further include a loading bay, garbage collection zone, and a dedicated on-site facilities manager.

The Annex office precinct, with its unparalleled blend of luxury, efficiency, and sustainability, stands ready to welcome discerning tenants. Its strategic location, combined with its comprehensive range of amenity and tailored office spaces, make it the ideal choice for those seeking high quality office accommodation in Newstead, Brisbane.

Location



Blank Canvas Opportunity



The Annex represents a unique opportunity to customise a bespoke office fitout solution taking advantage of the key features of the building and its premier location.



Opportunity for high quality fitouts in a prime location



Convenience with visitor parking, on-site facilities, extensive shopping, food and beverage options



Extensive tech infrastructure



Wellness catered for with EOT facilities, park facilities, bike facilities, Brisbane Riverwalk and cycle ways all nearby



Minimum 5 Star NABERS Energy targeted

Ground Floor



- LEGEND
1. LOBBY / RECEPTION
 2. 12P BOARDROOM
 3. 6P COLLABORATION SPACE
 4. QUIET ROOM
 5. OPEN PLAN WORKSPACE
 6. KITCHENETTE
 7. STORE ROOM
 8. PRINT STATION

1 Ground - Proposed Plan
1:100

METRICS

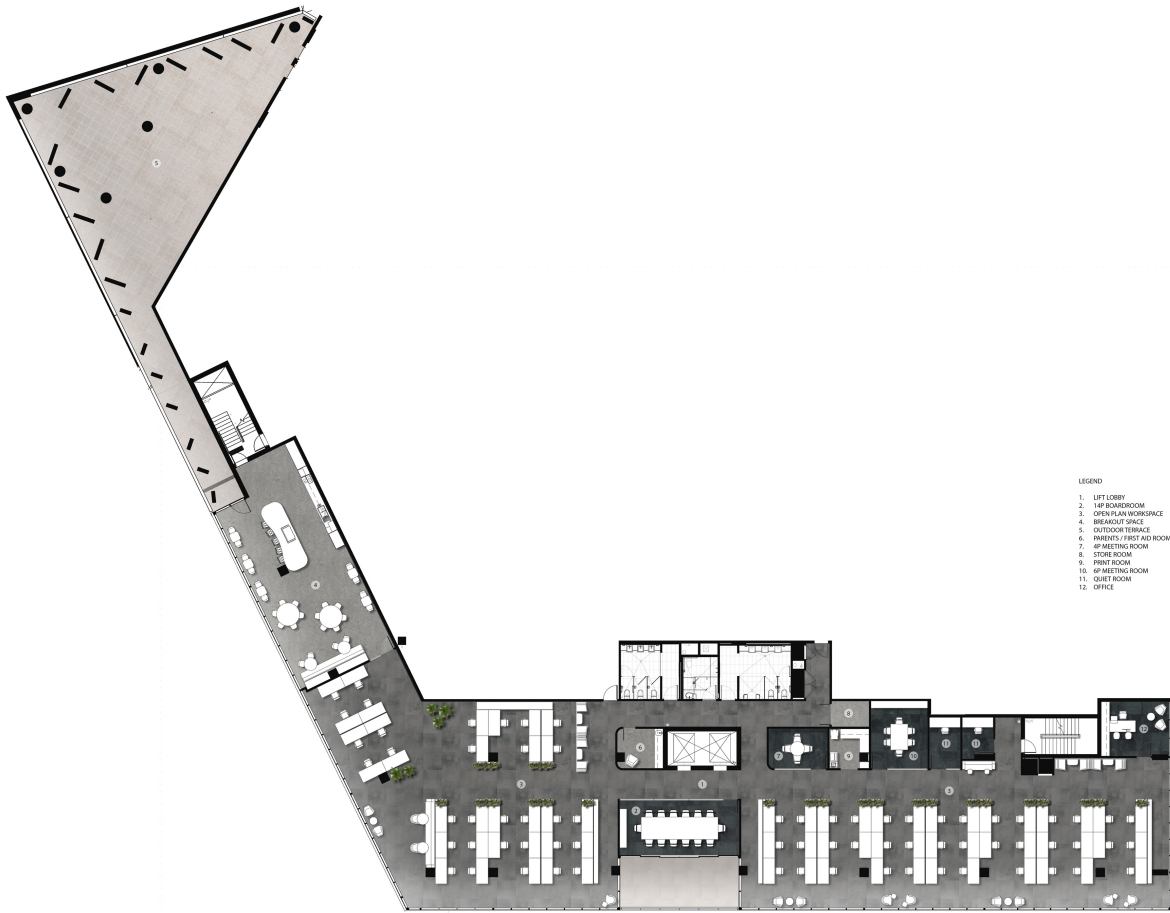
Tenancy Area: 712sqm

Workpoints: 60

Workpoints Density: 1: 11.87



Level 1



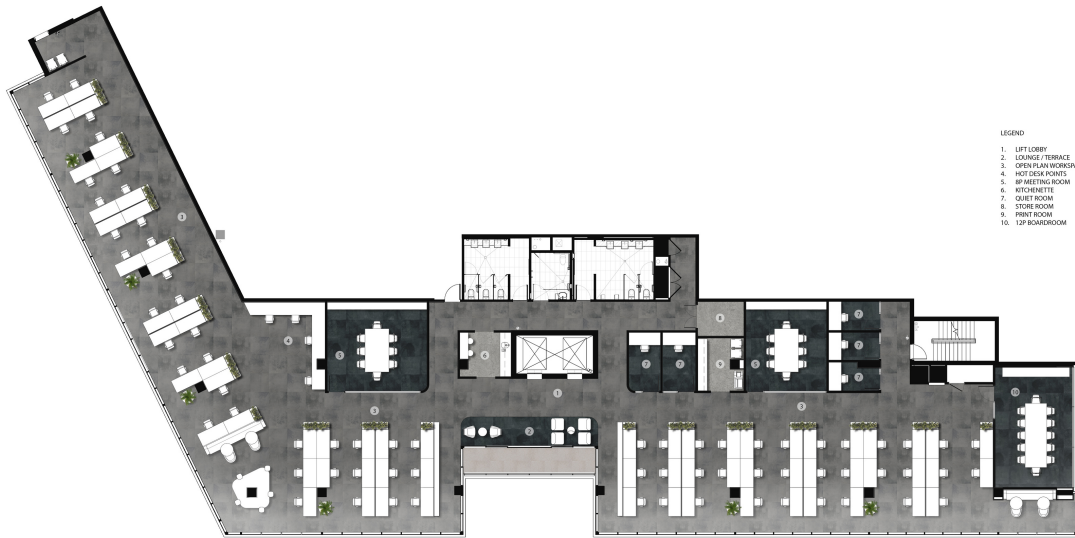
1 Level 01 - Proposed Plan
1:50

METRICS

Tenancy Area:	932sqm	External Terrace Area	281sqm
Workpoints:	73		
Workpoints Density:	1: 12.77		



Level 2



2 Level 02 - Proposed Plan

METRICS

Tenancy Area: 904sqm

Workpoints: 77

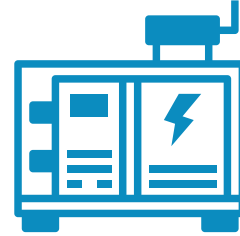
Workpoints Density: 1 : 11.74



Features



Individually metered supply



Back Up Generator



7.5w/sqm



40w/sqm



Water individually metered



Central building mechanical system
Building Management System



DSX System, CCTV

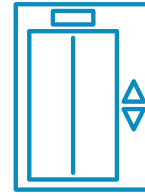


NBN installed

Features



Up to 70 exclusive use car parking spaces available
44 Visitor Parking spaces available



Two passenger lifts



Facilities on each level



Loading Bay



Bike Store/Parking



Recycling Centre



End of Trip Facilities



Exclusive terrace on Level 1



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