



Competitive Foods

Ford Motor Company
Venture Accountants

THE GARDEN OFFICE PARK



Information Memorandum
2020





**THE GARDEN OFFICE
PARK OCCUPIES A
PIVOTAL POSITION
WITHIN THE
HERDSMAN BUSINESS
PRECINCT.**



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LEASING OPPORTUNITIES





Level	Area	Asking Rent	Outgoings	Availability	Fit Out
Building A Level 1	95-575sqm	\$395/sqm + GST	\$141.91/sqm	Immediate	Brand new fitout in place with reception, meeting room, breakout area, collaboration area and 25 workstations.
Building B Ground	332sqm	\$375/sqm + GST	\$139.94/sqm	February 2020	Subject to full refurbishment
Building B Level 1	235 - 574sqm	\$395/sqm + GST	\$139.94/sqm	February 2020	Subject to full refurbishment and flexibility with size
Building C Level 4	201sqm	\$395/sqm + GST	\$163.77/sqm	Immediate	Subject to full refurbishment
Building C Ground	100sqm	\$395/sqm + GST	\$163.77/sqm	February 2020	Subject to full refurbishment

Car parking rates from \$160 + GST per bay per month
Financial Year 2019/2020





BUILDING INFORMATION





The Garden Office Park is Perth's only genuine office park set on 2.1 hectares of land offering an unprecedented array of tenant facilities.

The Garden Office Park offers amenity, affordability and an attractive location for corporate tenants and their staff. The grounds are extensively landscaped with picturesque gardens surrounding a relaxing watercourse, fountain and pond. The public space ambiance and calibre of the international and nationally based tenancy profile is second to none.

This outstanding development currently comprises five separate buildings providing some 17,000 square metres of A grade office accommodation.

Building	Levels	Area
Building A	2 Levels	2,017.4sqm*
Building B	2 Levels	2,317.5sqm*
Building C	5 Levels	5,832.60sqm*
Building D	4 Levels	4,855.0sqm*
Building E	2 Levels	1,785.6sqm*

*approximate NLA



ACCESS & EXPOSURE





The Garden Office Park is located close to the Mitchell Freeway, 400 meters from Glendalough train station and is only a 11 min drive from Perth CBD, West Perth and Subiaco. The complex has three street frontages to Scarborough Beach Road, Harborne Street and Walters Drive.

Location & Exposure

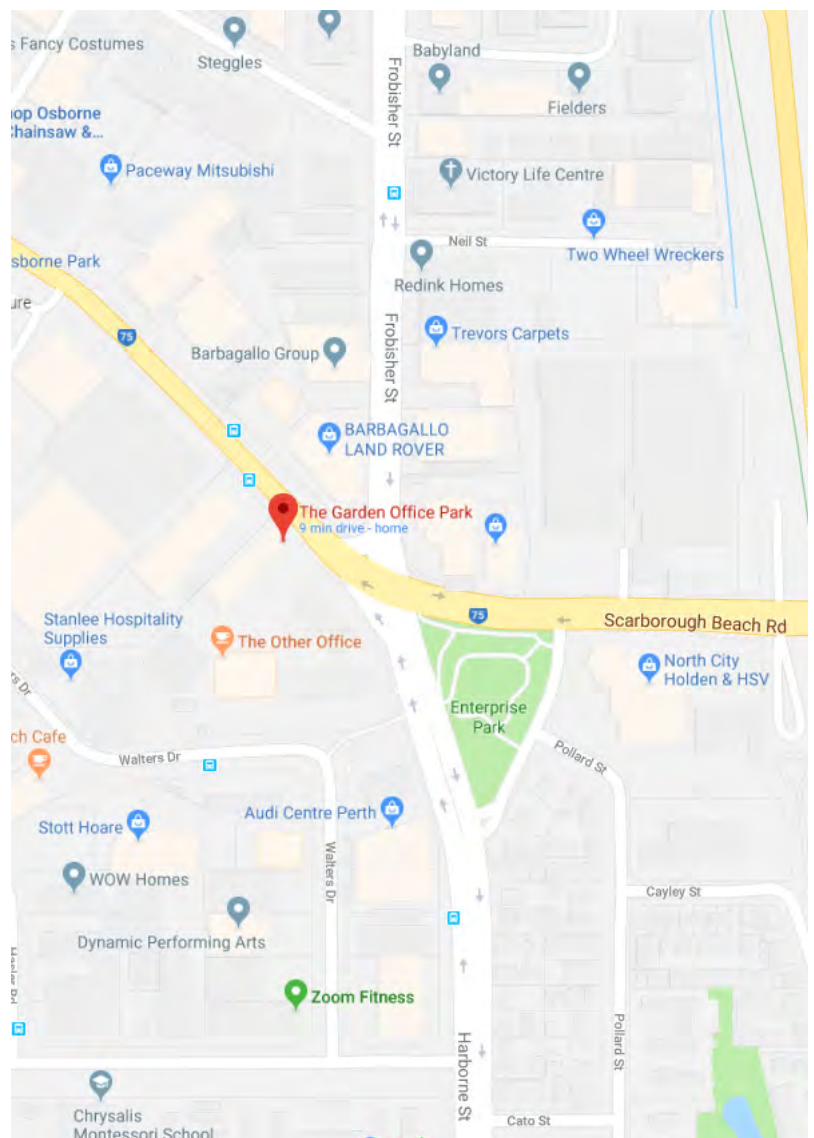
The Garden Office Park is located in the highly sought-after Herdsman Business Precinct, close to the Mitchell Freeway affording convenient access both north and south of the river. The Mitchell Freeway on ramps linking with the Graham Farmer and Kwinana Freeway are easily accessible and the Park is a hassle free 6.5 kilometres to West Perth, Subiaco and the Perth CBD.

Transport

Located an easy walking distance of 400 metres from the Glendalough Train Station, The Garden Office Park is serviced regularly by a high frequency shuttle bus and is on the main bus transport route via Scarborough Beach Road and Harborne Street from the northern, western and eastern suburbs.

Signage Opportunities

Excellent signage opportunities are available with exposure to an average of over 25,000 cars passing Scarborough Beach Road per day.



Source: Google Maps



Brightwater House

FIRST CLASS FACILITIES





The Garden Office Park offers an unprecedented array of tenant facilities including:



Management



Help Desk



Parking



Conference Centre



Café



Security

Management

Full time on-site management team available.

Help Desk

24/7, seven days a week Help Desk service

Parking

Open - \$160.00 per car bay per calendar month plus GST.

Undercover - \$199.50 per car bay per calendar month plus GST;

Car parking in the Herdsman Business Precinct is currently FBT exempt.

The Garden Office Park offers two hours free visitor and client undercover parking. Visitor and tenant parking for approximately 671 vehicles is provided onsite.

Conference Centre

The fully equipped Conference Centre can accommodate up to 100 people and can be configured to meet individual requirements.

Alfresco Cafe - "The Other Office"

The licensed Alfresco poolside cafe, open Monday to Friday from 7.00am to 4.00pm, offers a range of dine-in or take away services, boardroom and conference centre catering, seating 30 indoors and 50 in the alfresco area.

Security

Building security access control system with CCTV recording and after hours mobile security officer patrols.



WELLNESS AMENITIES





The Garden Office Park offers a perfect blend of amenities to suit businesses with a focus on wellness for their employees:

Gymnasium



End of Trip



Swimming Pool



Tennis Court



Gardens



Tenant Gymnasium & EOT Facilities

The air-conditioned Gymnasium is available to all tenants 24 hours a day, 7 days a week. It offers a full range of modern equipment that will complement anyone's workout regime.

End of Trip

A brand new end of trip facility providing security access controlled parking for 41 bicycles plus 44 secure rider lockers and a bicycle service bay.

Swimming Pool

The 20-metre swimming pool is a unique feature in the Park and offers tenants a relaxing and perfect place to unwind with workmates, a peaceful escape from their day-to-day routine, undertake an exercise program or stage a social sundowner.

Tennis Court

The fully lit tennis court provides tenants with an opportunity to practice a game or enjoy a social break from the office and can be booked for after-hours use.

Gardens

Beautifully landscaped gardens offering a relaxing setting for lunch breaks.

“The Garden Office Park incorporates the latest design technology and solutions to deliver a sustainable asset reducing operation costs. Each building has a NABERS rating ranging between 2.5 and 5.0 stars.”



CONTACT INFORMATION





Agency details are provided below:



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THE GARDEN
OFFICE PARK

FLOOR PLANS





BUILDING A - LEVEL 1 | 95sqm-575sqm



Level 1
3.5M (3000)
17M (5576)
10.5M (3445)
Chairs: 5000
Tables: 1000
Ergonomics: 1000

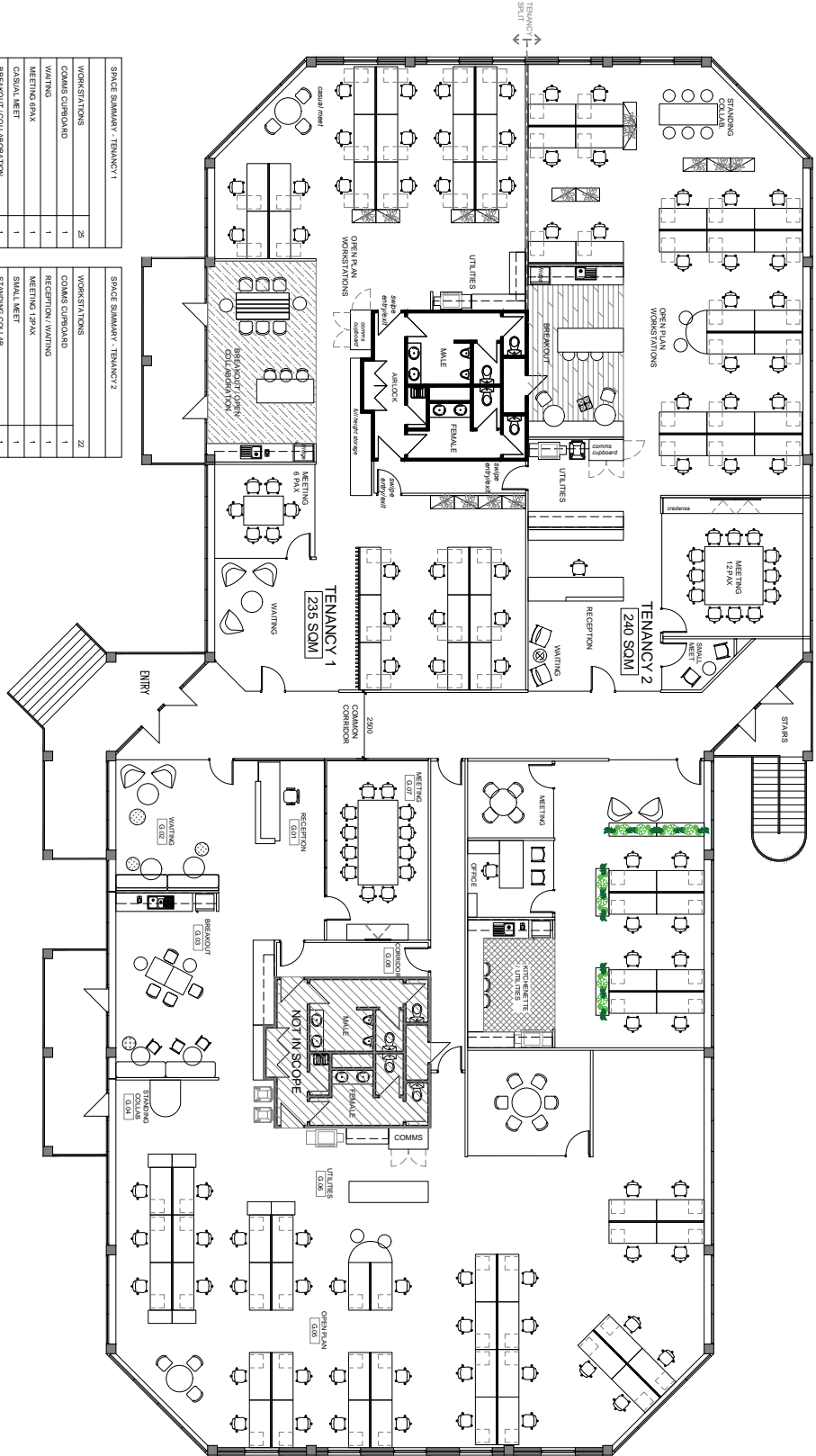
RG PROPERTY GOP | OPTION 3

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DATE: 11/08/2023
BY: [Signature]
FOR: [Signature]

SPACE SUMMARY - TENANCY 1	
WORKSTATIONS	26
COMMS CABINARD	1
WAITING	1
MEETING 6PK	1
CASUAL MEET	1
BREAKOUT/COLLABORATION	1
UTILITY	1
STAFF TOTAL	26
TOTAL SQM SPACE (APPROX)	236
TOTAL SQM PER PERSON	9.1

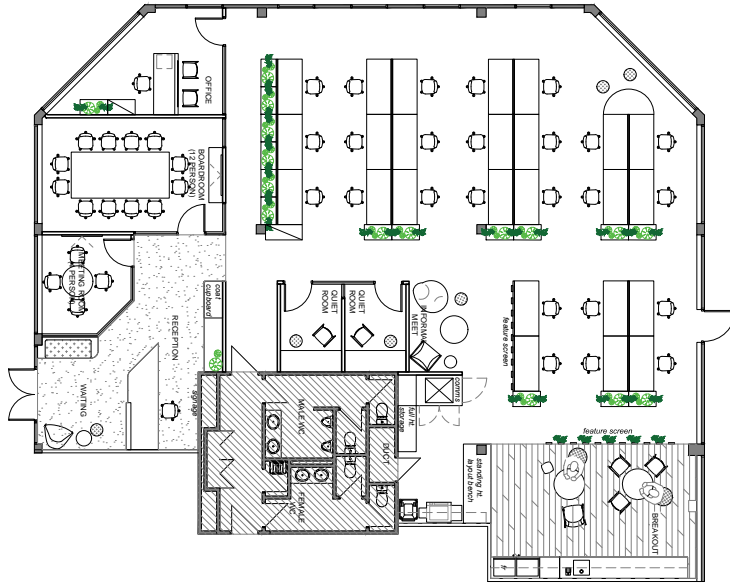
SPACE SUMMARY - TENANCY 2	
WORKSTATIONS	22
COMMS CABINARD	1
RECEPTION / WAITING	1
MEETING 12PK	1
SMALL MEET	1
STANDING COLLAB	1
BREAKOUT	1
UTILITY	1
STAFF TOTAL	22
TOTAL SQM SPACE (APPROX)	240
TOTAL SQM PER PERSON	10.9



BUILDING B - GROUND FLOOR | 323sqm



Level 1
 5 Mill Street
 Parkville 3066
 PO Box 2118
 Church Square VIC 3009
 Phone: 03 9312 2313
 E: info@adna.com.au
 W: www.adna.com.au



RG PROPERTY | GF, GARDEN OFFICE PARK | SCHEMATIC PLAN

SPACE SUMMARY	QTY
OCCUPANCY SUMMARY	
RECEPTION	1
OFFICE	1
WORKSTATIONS (HDL X BWD)	28
RECEPTION / WAITING	1
BOARDROOM (12 PERSONS)	1
MEETING ROOM (4 PERSONS)	1
QUIET ROOM	2
GENERAL MEET	1
BREAKOUT	1
UTILITIES / COMMONS CUPBOARD	1
TOTAL STAFF	27
TOTAL AREA	323
TOTAL AREA PER PERSON (EX. HOT DESKING)	11.9

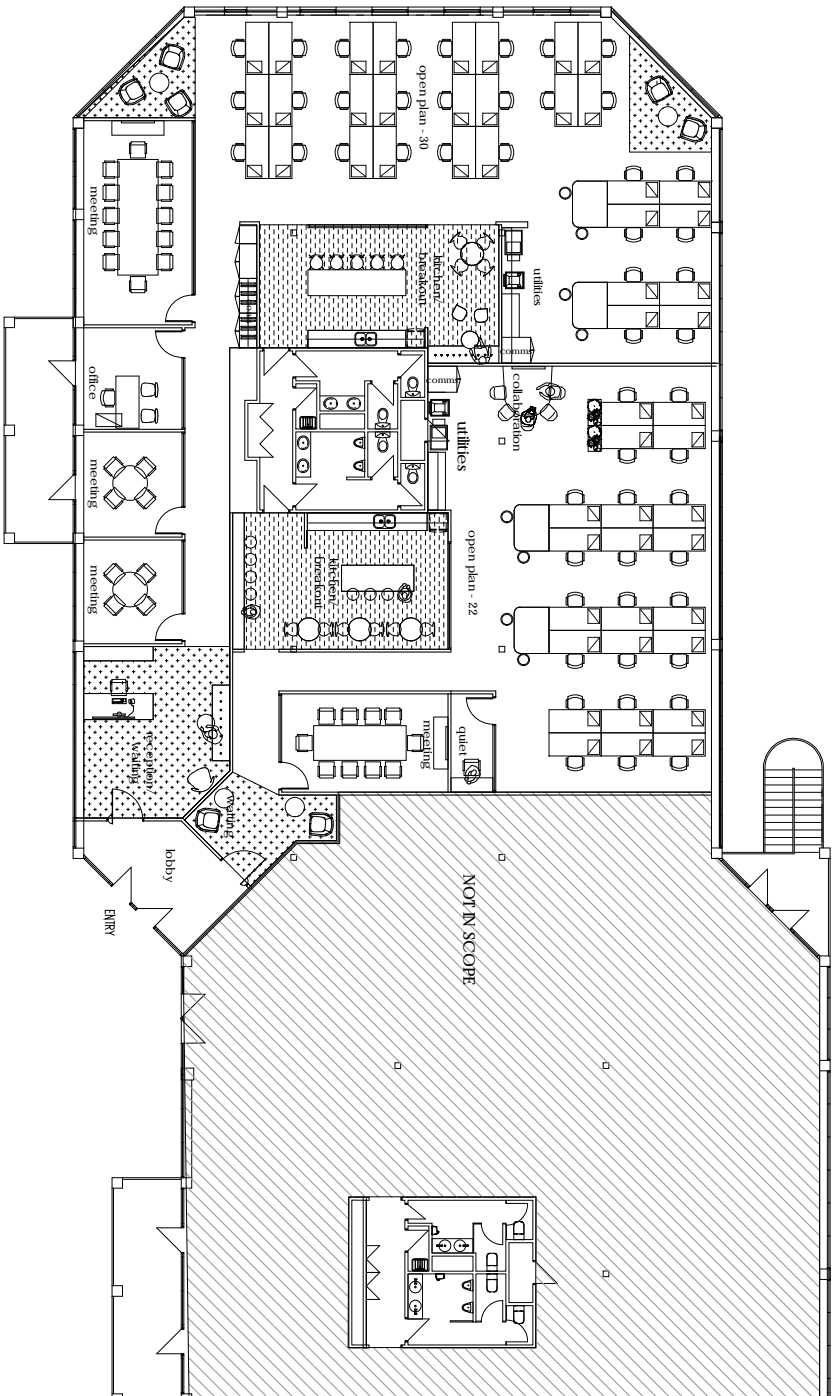
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 Project Number: 1-100-0000
 Scale: 1:100
 Sheet Number: 03/12/19
 Date: 03/12/19



BUILDING B - LEVEL 1 | 235sqm-574sqm

SPACE PLAN LEGEND	
ROYAL AREA (m ²)	235
TOTAL NUMBER OF SEAT (person)	22
DENSITY (person/m ²)	10.2
WORKSTATIONS	22
MEETING ROOMS	1
QUIET	1
WAITING	1
TOILETS	1
KITCHEN/BREAKOUT	1
COFFIN	1

SPACE PLAN LEGEND	
ROYAL AREA (m ²)	355
TOTAL NUMBER OF SEAT (person)	32
DENSITY (person/m ²)	10.5
WORKSTATIONS	30
MEETING ROOMS	3
RECEPTION/WAITING	1
OFFICES	1
TOILETS	1
KITCHEN/BREAKOUT	1
COFFIN	1



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client + address
Building B - Level 1, 355 Scarborough Beach Rd
quote no. QUL19.W066
02/05/19
1:150 (As Shown)

L1 SKETCH (A)
dwg no. SK-preliminary

DISIGNED BY: SII



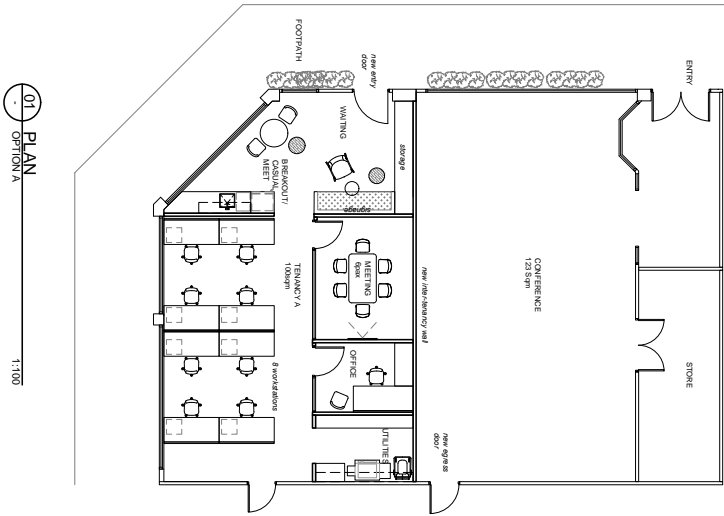
Valmont
Level 1, 235 Trinity Pl
PO BOX 98000
AUCKLAND
WWW.VALMONT.CO.NZ

BUILDING C - GROUND FLOOR | 100sqm



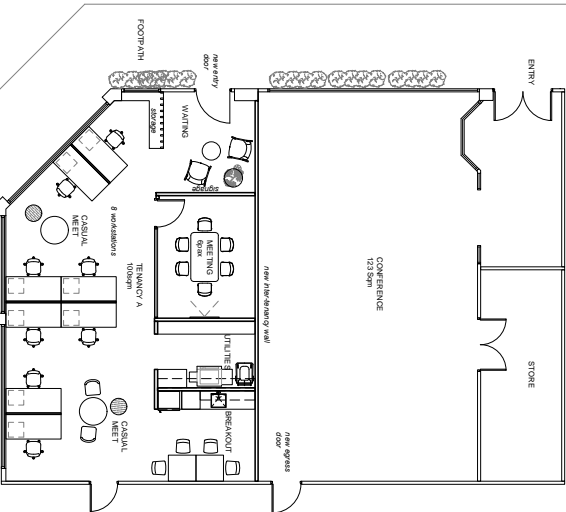
Level 1
 5 Mill Street
 Parkville 3045
 PO Box 7118
 Chelmsford QLD 4015
 Phone: 081 212 2313
 Email: info@mdesign.com.au
 Website: www.mdesign.com.au

SPACE SUMMARY	QTY	STAFF
WORK STATIONS (800 X 600)	9	9
CASUAL MEETING SPACE	1	1
OFFICE	1	1
MEETING ROOM	1	1
BREAKOUT	1	1
UTILITIES	1	1
TOTAL STAFF		9
TOTAL AREA		APPROX. 100 SQM
TOTAL SQM PER PERSON		11.1



01 PLAN
 OPTION A

1:100



02 PLAN
 OPTION B

1:100

SPACE SUMMARY	QTY	STAFF
WORK STATIONS	8	8
CASUAL MEETING SPACE	2	2
OFFICE	-	-
MEETING ROOM	1	1
BREAKOUT	1	1
UTILITIES	1	1
TOTAL STAFF		8
TOTAL AREA		APPROX. 100 SQM
TOTAL SQM PER PERSON		12.5

Garden Office Park, Building C - Conference Room

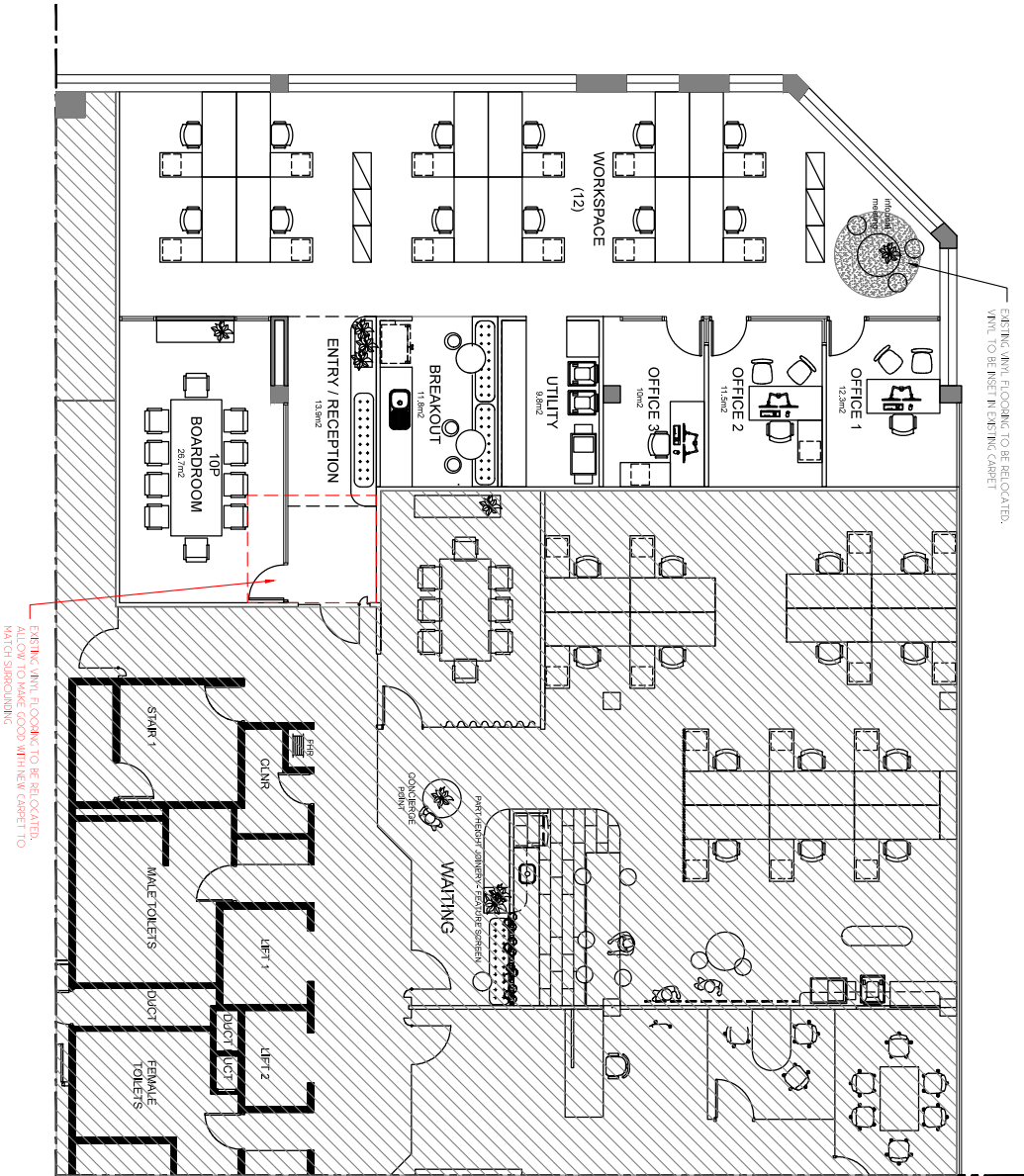
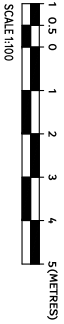
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Drawn by: **LEE JACKSON**
 Scale: **1:100**
 Project Number: **1-100-01**
 Sheet Number: **A**
 Revision: **SM02**



BUILDING C - LEVEL 4 | 201sqm



PAINING AND RELOCATING VINYL FLOORING TO BE RELOCATED. ALSO TO MAKE GOOD WITH NEW CARPET TO MATCH SURROUNDING

EXISTING VINYL FLOORING TO BE RELOCATED. VINYL TO BE REINST IN EXISTING CARPET

COMMENTS
STATE 28 NOTICE IN THE PROVISION OF ALL THIS WORKING DRAWINGS FOR THE MATERIALS, WORKMANSHIP, AND THE QUALITY OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE STATE GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE STATE GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE STATE GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE STATE GOVERNMENT.

APPROVAL	DATE	DETAILS
B	28/10/19	APPROVAL
A	28/10/19	APPROVAL

STATE28
 U/13 BLAKE ST.
 NORTH PERTH, WA 6006
 PO BOX 339 MOUNT LAWLEY,
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 P: (08) 9392 2018
 INFO@STATE28.COM.AU
 WWW.STATE28INTERIORS.COM.AU

PROJECT NAME	DATE	DRAWING NO.
GARDEN OFFICE PARK U.A. TEST FIT	03/10/19	SK-01
SCALE	(A3 SHEET)	SYSTEM
1:100		B

