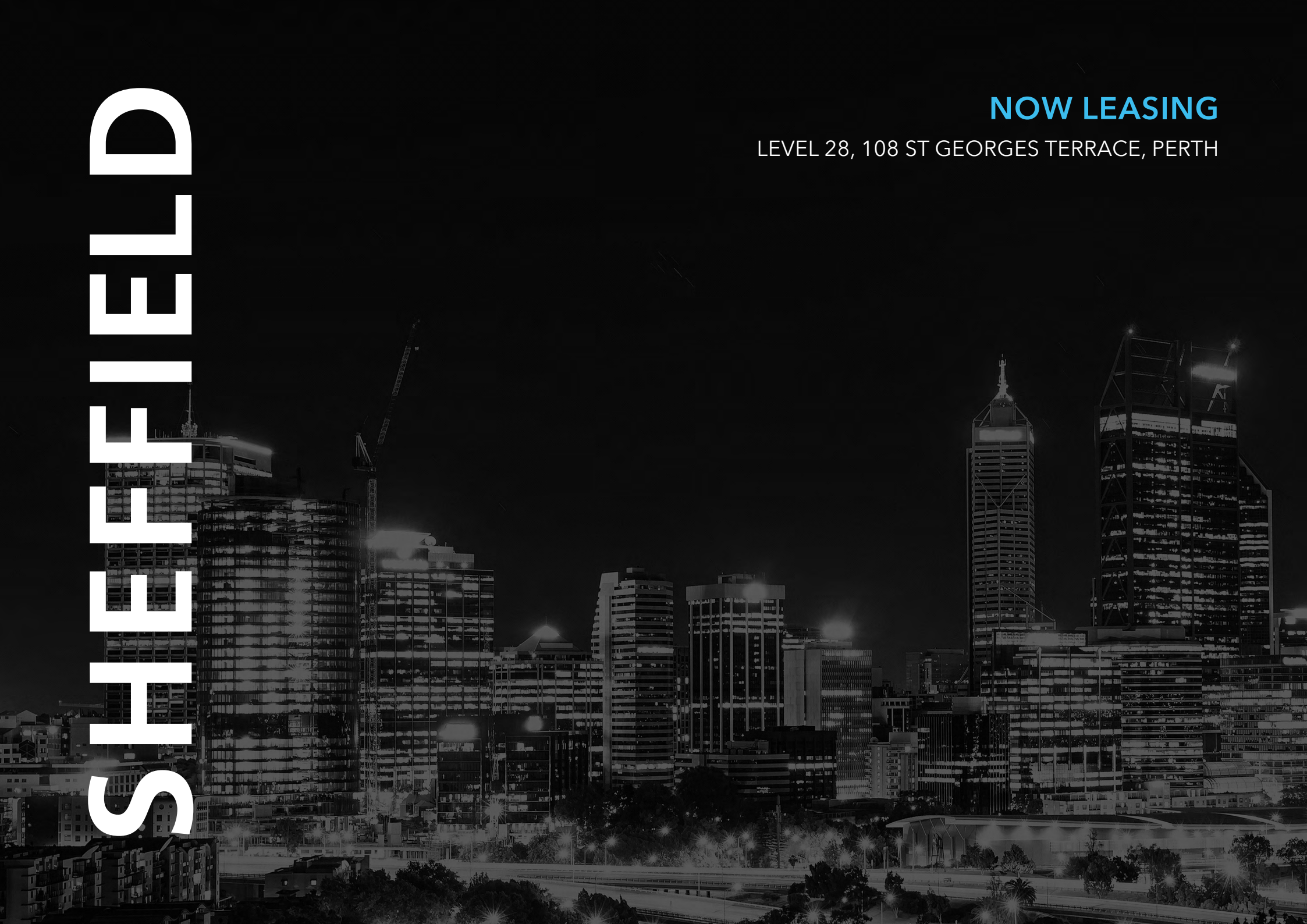


SHEFFIELD

NOW LEASING

LEVEL 28, 108 ST GEORGES TERRACE, PERTH



LEVEL 28, 108 ST GEORGES TERRACE - FOR LEASE

108 ST GEORGES TERRACE



ASKING COMMERCIAL TERMS

PROPERTY DESCRIPTION

Construction Date:	1989
Last Major Refurbishment:	2014
Levels:	53
Typical Floor Plate:	866 sqm
Total NLA:	39,024 sqm
Building Owner:	Brookfield Office Properties

108 St Georges Terrace is a landmark Perth CBD office tower, commanding a prime position on the corner of William Street and St Georges Terrace. At its foot, stands the beautifully restored Palace, Perth's finest example of Victoria Architecture.

Taking advantage of the excellent natural light and views of the Swan River and the city, Level 28 is a turn key solution. It is fitted, furnished and cabled and available immediately.

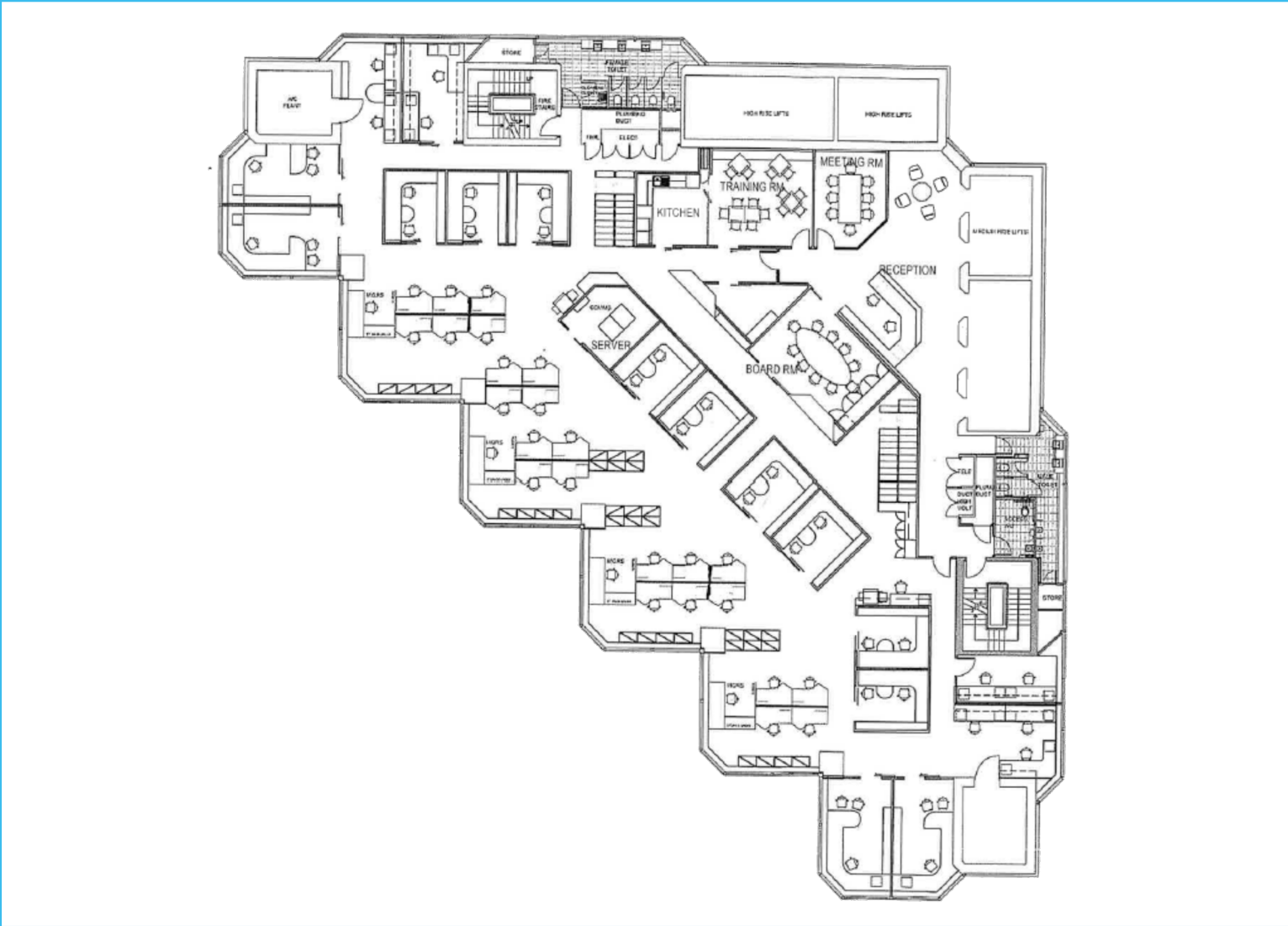
Tenants have access to the full suite of amenities within 108 St Georges Terrace, including modern end of trip facilities, 24 hour security, an onsite, outstanding property management team and concierge.

108 St Georges Terrace has immediate access to Brookfield Place, Perth's leading food and beverage hub, and is in close proximity to both the Perth Central Train Station and Elizabeth Quay Train and Bus Stations.

PREMISE SUMMARY

LEVEL/SUITE	NLA (SQM)	NET RENT \$/SQM + GST
LEVEL 28	862.20	Contact Agent.
FITOUT SUMMARY	Level 28 is a modern, whole floor tenancy fitted out to very high standard, with 15 offices and 31 open plan workstations.	
LEASE TYPE	Sublease through to January 2024 or longer, via a direct lease with the Landlord, subject to surrender.	
OUTGOINGS \$/SQM + GST	Estimated at \$193.10/sqm plus GST for the current financial year.	
CARPARKING AVAILABILITY & COST	TBC.	
AMENITY & ACCESSIBILITY	Conference facilities on both the ground floor and Level 51. Premium Grade end of trip facilities incorporating secure bicycle storage, change rooms, drying lockers and showers. Secure executive car parking bays. Lobby cafe and restaurant, Meat & Wine Co onsite.	
SUSTAINABILITY	3.5 Star NABERS Energy Rating	

LEVEL 28 - 48 WORKPOINTS - 862.20 SQM



AREA (SQM) 862.20

WORKPOINT COUNT:

RECEPTION / WAITING AREA	2
OFFICES	15
OPEN PLAN WORKSTATIONS	31
TOTAL WORKPOINTS	48

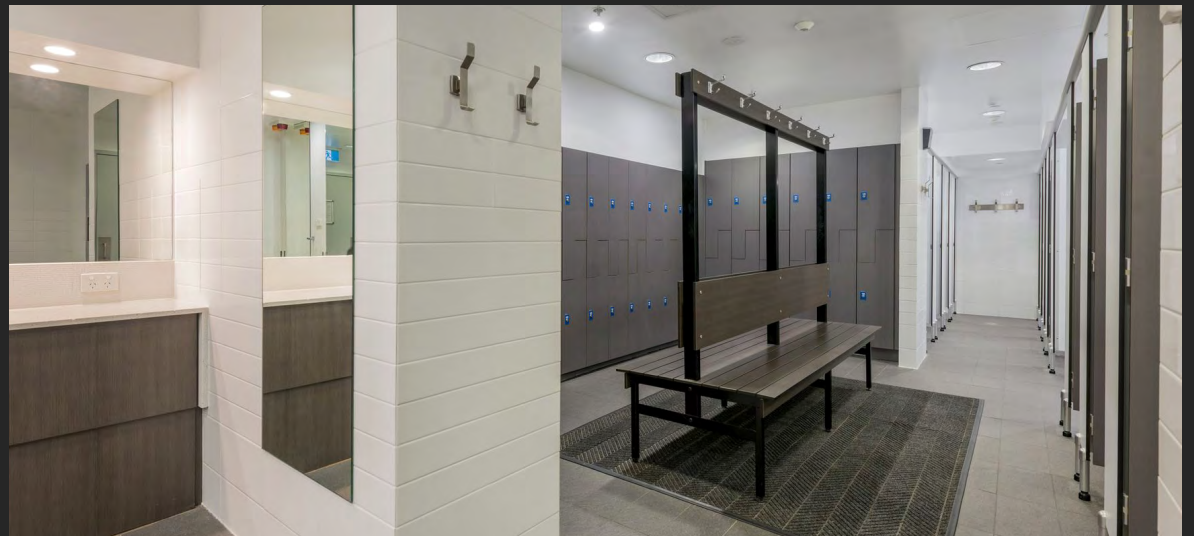
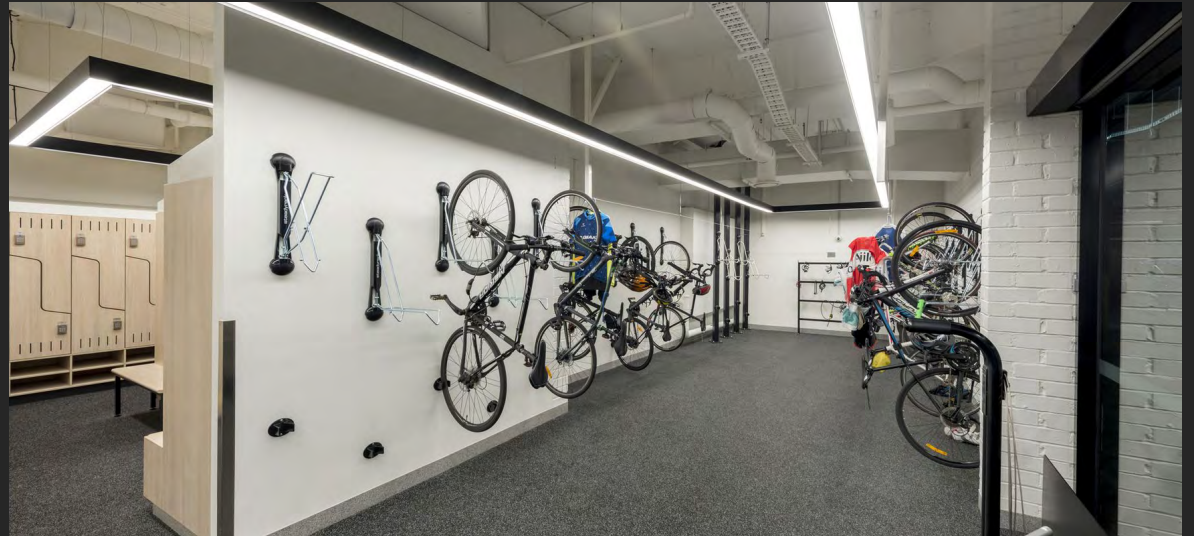
SUPPORT & ANCILLARY AREAS:

MEETING ROOMS	1 x 8 PAX
BOARDROOM	1 x 10 PAX
KITCHEN	1
TRAINING ROOM	1
COLLABORATIVE ZONES	1
COMMS ROOM	1

TURNKEY SOLUTION



PREMIUM GRADE END OF TRIP FACILITIES



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