

Grand Central
Towers
Shop C05



LEASE CRAND CENTRAL TOWERS

UNIT C05 - 15 BOWES STREET PHILLIP

Grand Central Towers is a brand new mixed-use building located in the heart of Woden.

Tenancy C05 is positioned in a prime location on the North East corner of the building, directly adjacent to the Woden Bus Interchange and proposed Light Rail stop.

The tenancy is cold-shell giving a prospective occupant full scope to complete a bespoke and high-level custom fitout to suit their needs.

THE PRIMARY ATTRIBUTES OF THE TENANCY ARE:

- 173m² of premium retail space
- Cold shell ready for high-end fitout
- Adjacent to large public carpark
- Showers and end of trip facilities within the building
- Substantive glass façade with excellent natural light
- Great views and outlook



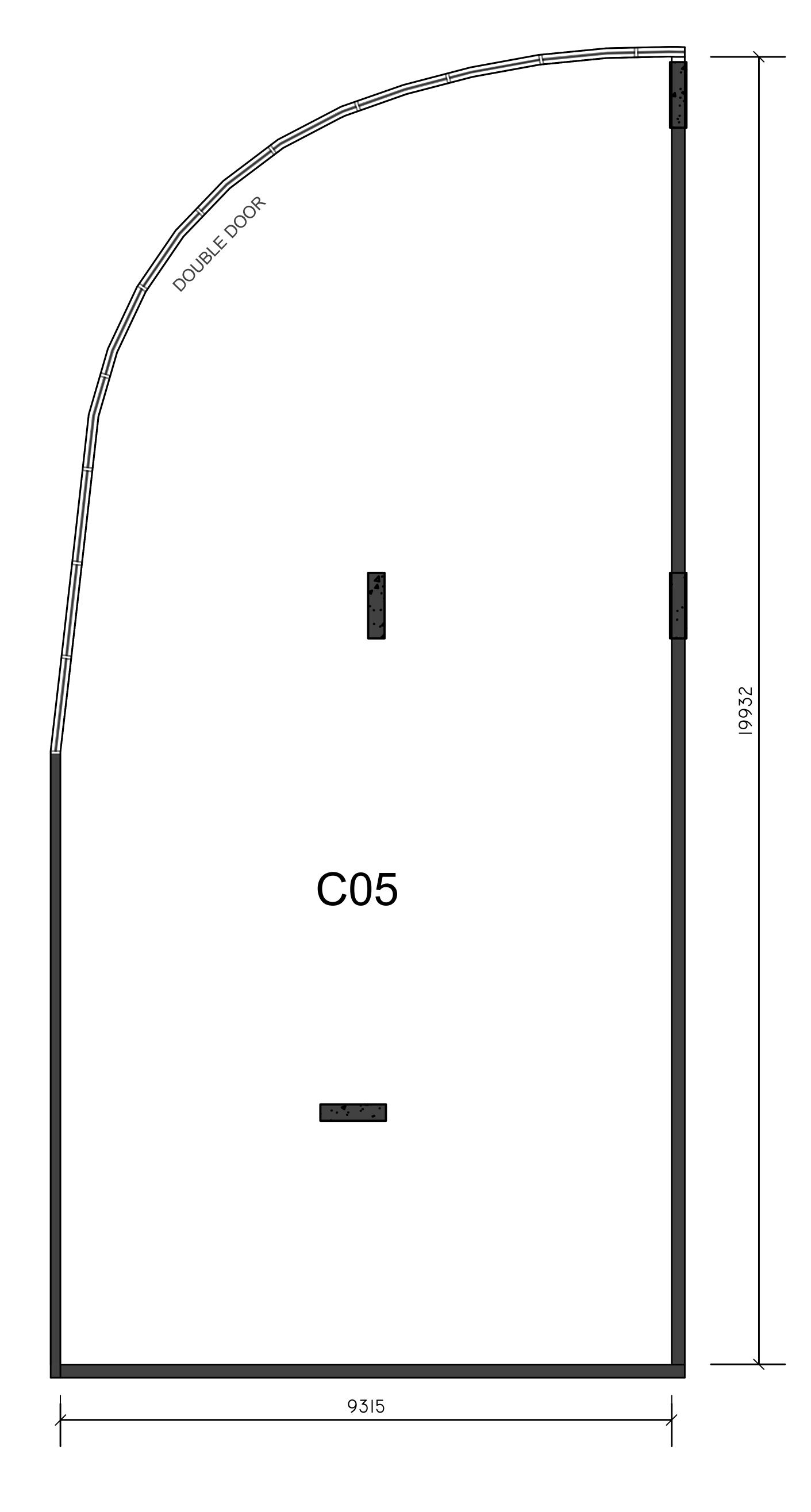


Unit Number C05
Location Ground Floor (North/East Facing)
Size 173 square meters

Ceiling Height 5 metres

Car Park 1 secure car park

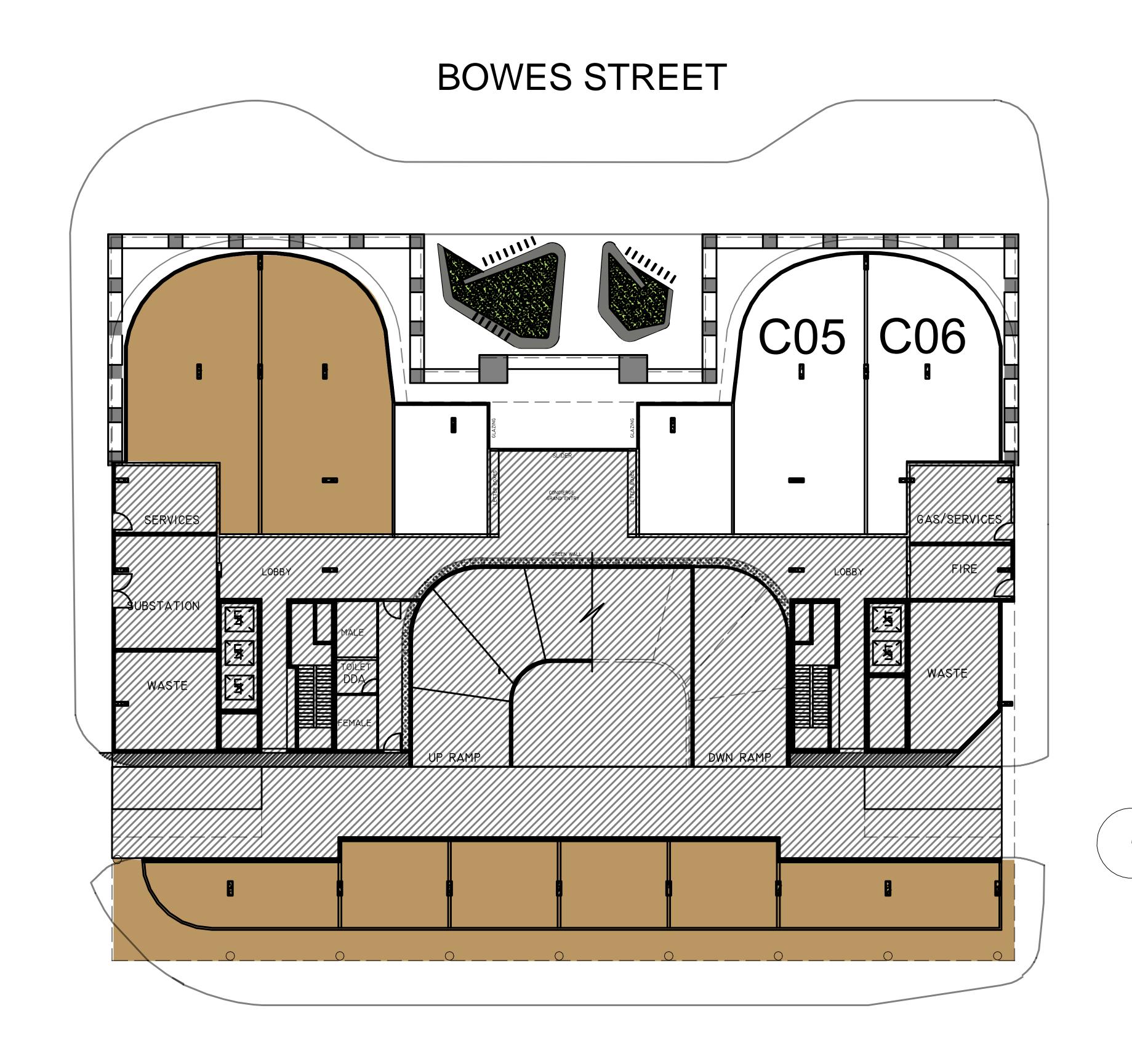
Façade Fully glazed allowing natural light





COMMERCIAL TYPE C05

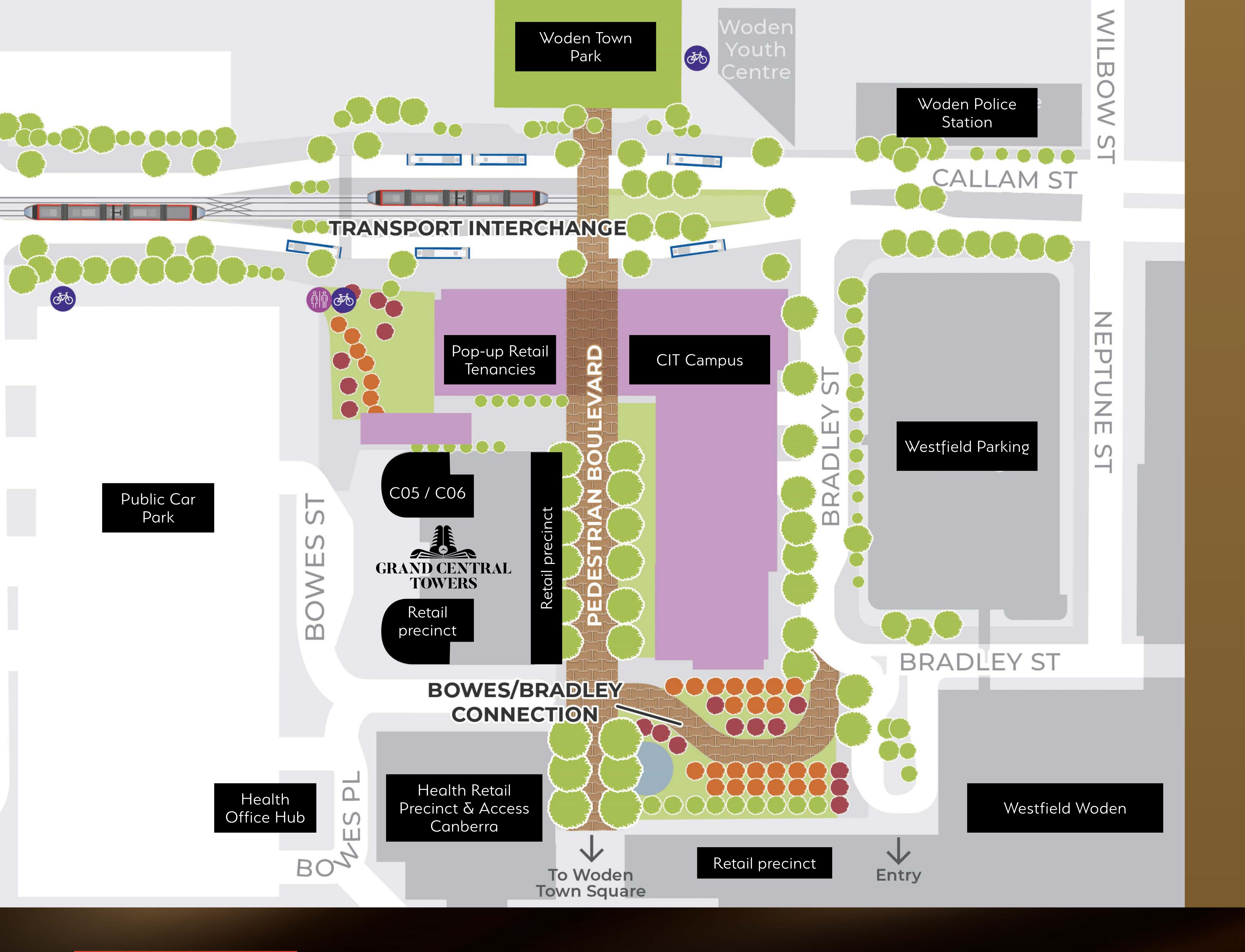
INTERNAL AREA 173 SQ





Retail precinct





LOCATION BENEFITS

- Adjacent to new bus interchange
- Adjacent to proposed light rail interchange
- Adjacent to new \$350 million CIT Campus
- Adjacent to Westfield Woden
- Adjacent to Woden office Precinct
- Within GCT Retail precinct
- Adjacent to new pedestrian walkway, that will be used to connect all public transport, light rail, and CIT and Westfield Woden Customers, and Woden office Staff
- Excellent street exposure
- Adjacent to commercial car park, which is used by
- Westfield customers.
- Public car park is on grade and provide easy access for customers



6500 students

10,000 commuters

The government says the new CIT Campus will be home to around 6500 students, and about 10,000 commuters are expected to move through the new public transport interchange each day.

INFRASTRUCTURE ON THE HORIZON.

A once in a lifetime level of major infrastructure that has completely redefined Woden as a sub-city of Canberra is taking place. Woden is destined to be a great place to live, work and study.

CITUPGRADE

The ACT Government has approved \$250-300 million in upgrades to the flagship Woden CIT Campus to build a contemporary and innovative educational campus in the south of Canberra. The purpose-built facility is designed for a dynamic educational experience, from digitally-enabled learning spaces, to collaboration opportunities with local industry to prepare students for future jobs in fields such as IT, cyber security, hospitality and design.

PUBLIC TRANSPORT

Upgrades to improve connectivity will run alongside the new CIT facility with an interchange including new bus stops, passenger-friendly shelters and a future-proofed Light Rail stop all in the projection. A pedestrian boulevard will link the interchange and CIT campus to the town square.





HELLENIC CLUB UPGRADE

Woden Hellenic Club reveals multi-purpose precinct plans

The Hellenic Club has unveiled a two-stage development project and master plan for the Callam Street site that will fit with the changing face of the Woden Town Centre and serve the club's 50,000 members and the increasing residential population in the area.

The plans feature a 16-story office tower, a 12-story, 150-room high-end hotel and a new auditorium housing a 2,000 seat theatre. Other critical elements of the master plan include a unique multi-cuisine dining area on the ground level of the auditorium, as child care centre, gym and day spa, as well as sports bars and a micro-brewery.





CANBERRA HOSPITAL EXPANSION

Adding to Woden's growth spurt, the ACT Government is expanding the Canberra Hospital to include a new emergency, surgical and critical healthcare facility at the existing hospital campus in Woden.

The nearly 40,000sqm new facility is the largest healthcare infrastructure commitment ever undertaken by the ACT Government. The new building will include more operating rooms, more treatment spaces and more intensive care beds to expand the overall capacity of the Canberra Hospital.

LIGHT RAIL EXPANSION TO WODEN

Following the City to Commonwealth Park Light Rail extension is the network expansion to Woden, allowing locals easy access to major educational institutions, retail and entertainment precincts, major events and employment hubs through an integrated public transport network.

Over 50 hotels, 5 educational institutions, 10 retail and entertainment precincts, 11 cultural institutions and 20 employment centres will be connected when the Gungahlin to Woden route is complete.









WHY WODEN?

The ACT Government's Planning Strategy indicates the Woden Valley will account for 8.35% of the ACT population by 2041.

Currently, 10.43% of people employed in the ACT reside in the district. With Canberra's overall population predicted to grow to 589,000 by 2041.

Zapari has been a pioneering force behind Woden's positive growth. Our vision has enabled a community of singles, families and empty-nesters to find a place that offers the quality and prestige never before seen in Woden.

Together with the infrastructure and amenities now on offer in Woden, it holds its own as a desirable, sought-after place to live. The lifestyle offerings are as you would expect of a central and progressive area of Canberra: cafes, gyms, childcare centres, pubs and a variety of retail.

Westfield's \$21 million upgrade to the dining precinct on Bradley Street, the Southern Cross Club's \$20 million Stellar building on Yamba Drive, and the Government's commitment to revival have attracted a variety of demographics. Zapari's Grand Central Towers injected some much-needed value and prestige.

The highly anticipated Stage 2B of the Light Rail will give Woden an edge, essentially making it a sub-city of the Canberra CBD. Residents will have access to all the experiences on offer in Woden, with a less than 15 minute commute to Lake Burley Griffin's shores and the city's abundant offerings.

