



E12

12 THE ESPLANADE
FOR LEASE



EQ12

MODERN
A-GRADE
OFFICES
SITUATED IN
THE HEART
OF THE
PERTH CBD.

WITH SWEEPING
PANORAMIC VIEWS
OF ELIZABETH QUAY
AND THE SWAN RIVER.



12 THE ESPLANADE

HIGHLIGHTS

Offering great parking options in a prime location, tenants at EQ12 are connected to the city and are in close proximity to all major CBD amenities.

The building benefits from direct links to Allendale Square, including Allendale Underground, and unique undercover access from The Esplanade through Trinity Arcade to the Murray Street mall.



1,000SQM+

SIDE CORE PLATES



RIVER VIEWS

WITH FULL HEIGHT GLAZING



NAMING RIGHTS

BUILDING NAMING RIGHTS AVAILABLE



BRAND NEW

GROUND FLOOR LOBBY & ON FLOOR LOBBIES



BATHROOMS

REFURBISHED THROUGHOUT



END OF TRIP

NEW END OF TRIP



CLOSE PROXIMITY

TO BUS, TRAIN & FERRY



SECURE PARKING

WITH 1 BAY PER 63SQM AVAILABLE



CONNECTED

TO \$40 MILLION ALLENDALE FOOD COURT



BACK UP POWER

100% BACK UP POWER



EQ12

12 THE ESPLANADE

THE BUILDING

TWELVE

LEVELS

SIDE CORE

LIFT CORE

1,060SQM

AVERAGE FLOOR SIZE

7,976 SQM

TOTAL NLA

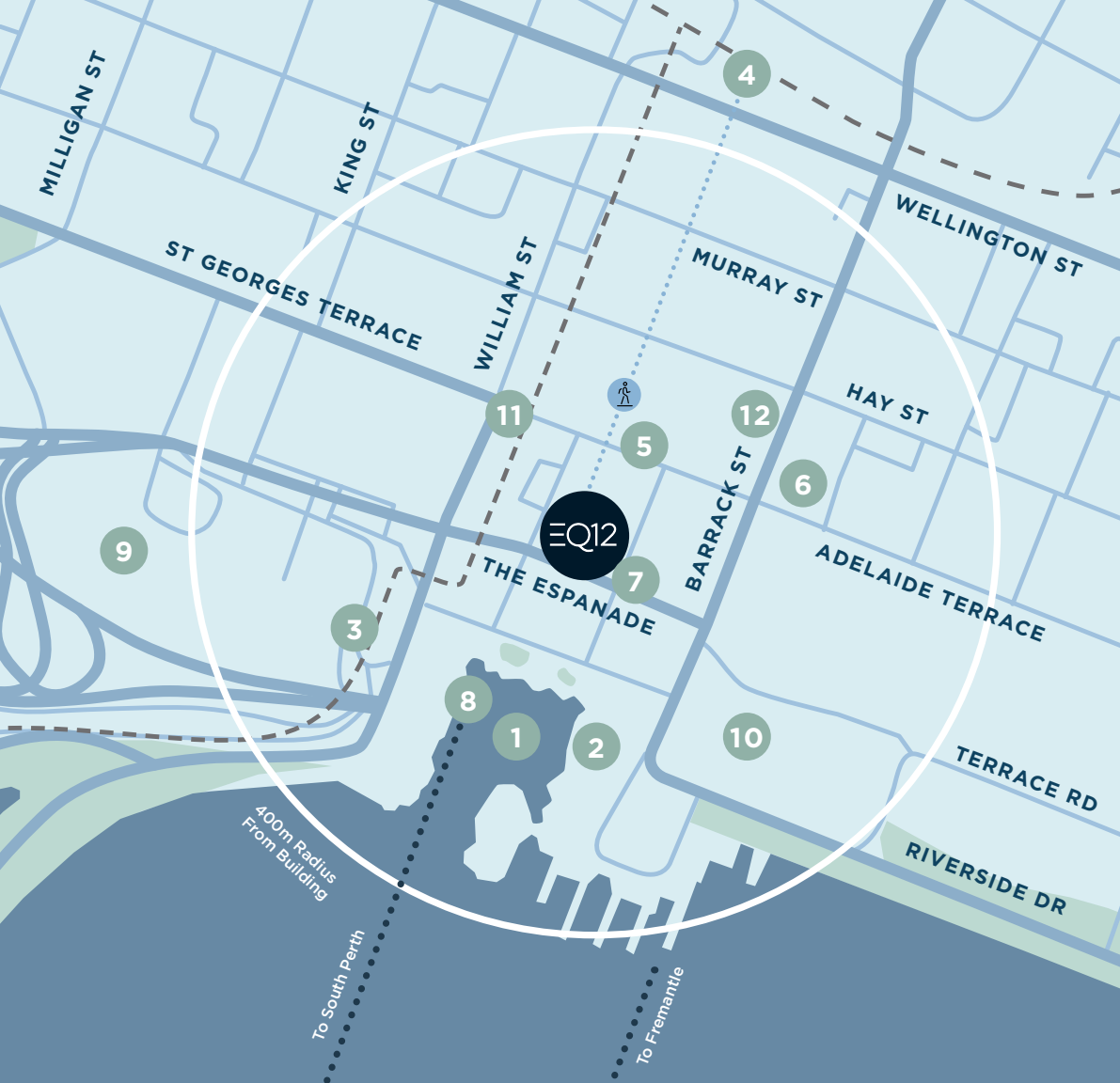
A GRADE

ASSET GRADE

0 STAR

NABERS RATING*

**Capacity for 4.5 Star NABERS rating at full occupancy.*



12 THE ESPLANADE

LOCATION

12 The Esplanade is a boutique commercial office building positioned in the heart of the new Elizabeth Quay precinct, occupying a prime position next to food and entertainment options overlooking the Swan River.

Located in Perth's most distinguished location and surrounded by a vibrant mix of world class hospitality offerings, the amenity of offer is simply the best in the Perth CBD.

Public Transport & Amenity Walkability

- 1 Elizabeth Quay 20m
- 2 Ritz Carlton Hotel 75m
- 3 Esplanade Train & Bus Station 150m
- 4 Perth Train Station 400m
- 5 Woolworths 100m
- 6 Old Treasury Precinct 150m
- 7 Allendale Square Food Court 0m
- 8 Elizabeth Quay Ferry Terminal 100m
- 9 Perth Convention Centre 300m
- 10 Supreme Court Garden 200m
- 11 Meat & Wine Co 150m
- 12 Vault Fitness 100m



RECENT BUILDING UPGRADES

Ground Floor

A brand new ground floor entry lobby from St Georges Tce and the Esplanade has been completed, reflecting the high standard that all tenants deserve. This lobby is an entry statement that can't be ignored, with stone tiling, greenery, meeting spaces, brilliant furnishings and brand new signage.

Lifts

All lifts have been upgraded to ensure a smooth, fast and reliable ride every time. They are designed to seamlessly integrate with the lobby refurbishment.

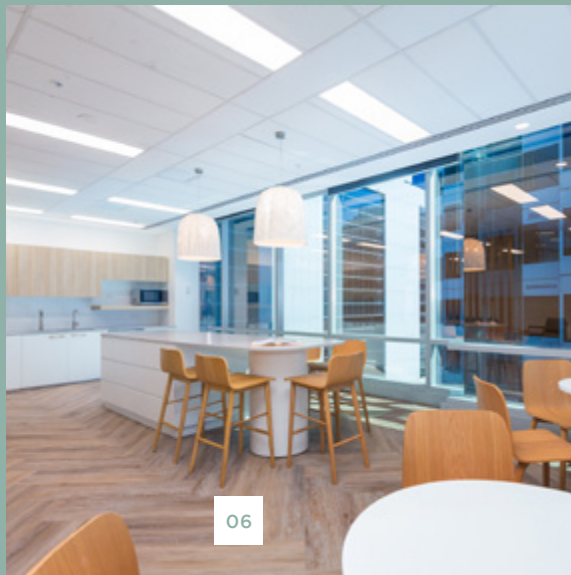


End of Trip Facilities

A brand new End-of-Trip facilities consisting of towel services (so you never need to bring your own), abundant lockers, spacious showers, toilets, ironing station, dry preparation area, dedicated drying room and spacious changing areas has been installed on Level 4. A secure bike storage is on Level 1. This new facility presents as one of the best in the Perth CBD A Grade market

Bathrooms

Every bathroom within the building will be upgraded to a premium quality with stone finishes, concealed amenities, modern fixtures and water saving facilities.



On Floor Refurbishments

Each vacancy will be fully refurbished with brand new stone coloured carpets, ceilings and LED lighting in line. Lobby entries on each floor have been architecturally designed consistent with the ground floor lobby to ensure continuity throughout the building. In addition to bathroom upgrades on each floor, the lift faces and entry statement on each floor are thoughtfully designed to ensure the building presents perfectly from entry to exit.

Display Suite

A brand new display floor is in place to assist prospective tenants visualise their fitout and as demonstration of Cape Bouvard's ability to deliver bespoke fitouts for tenants. This fitout is designed incorporating the latest fitout trends including open plan style workstations, meeting spaces, collaboration areas, boardrooms and breakout areas / kitchen facilities.



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TURNKEY FITOUTS

Cape Bouvard can build a turn-key fitout solution for prospective tenants using their skill and expertise.

The Fitout Process

Our 6-step process will lead you through the journey to your new purpose built workspace. We have refined each step to ensure your fit-out journey is both an enjoyable and stress free experience.

We can manage the entire fit-out process for you or alternatively we work alongside you every step of the fit-out journey.

We can offer financial convenience by funding the fitout works with your allocated incentive each agreement to be assessed on a case by case basis.



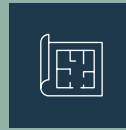
Step One Designer Introduction

To capture your tenancy requirement including your brief, budget and expectations.



Step Four Final Plan including Look & Feel

Your fitout will be presented in a detailed “Look and Feel” presentation.



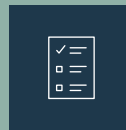
Step Two Concept Plans

Preliminary test fitouts will be provided.



Step Five Construction Partner

Appointment of the most suitable construction partner who will handle certifications and statutory approvals.



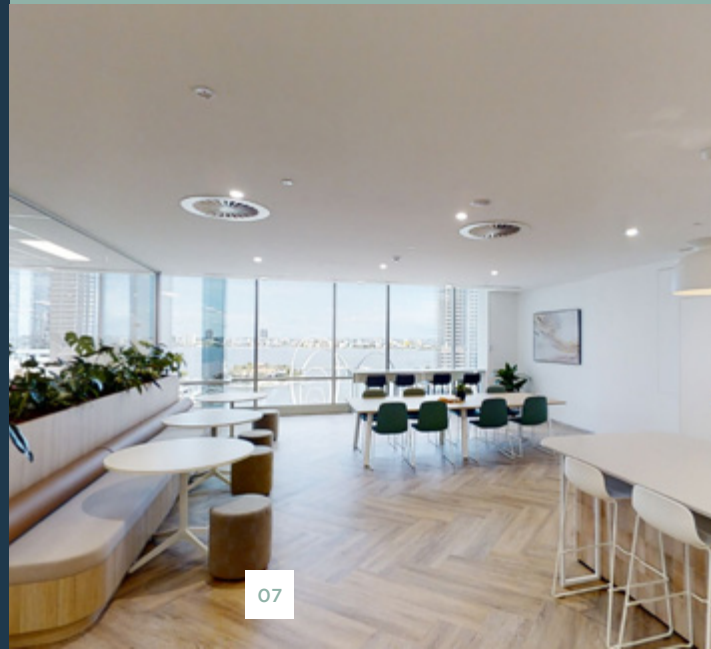
Step Three Lease Execution

Once you are comfortable with the fitout design we can proceed to lease execution.



Step Six Asset Management

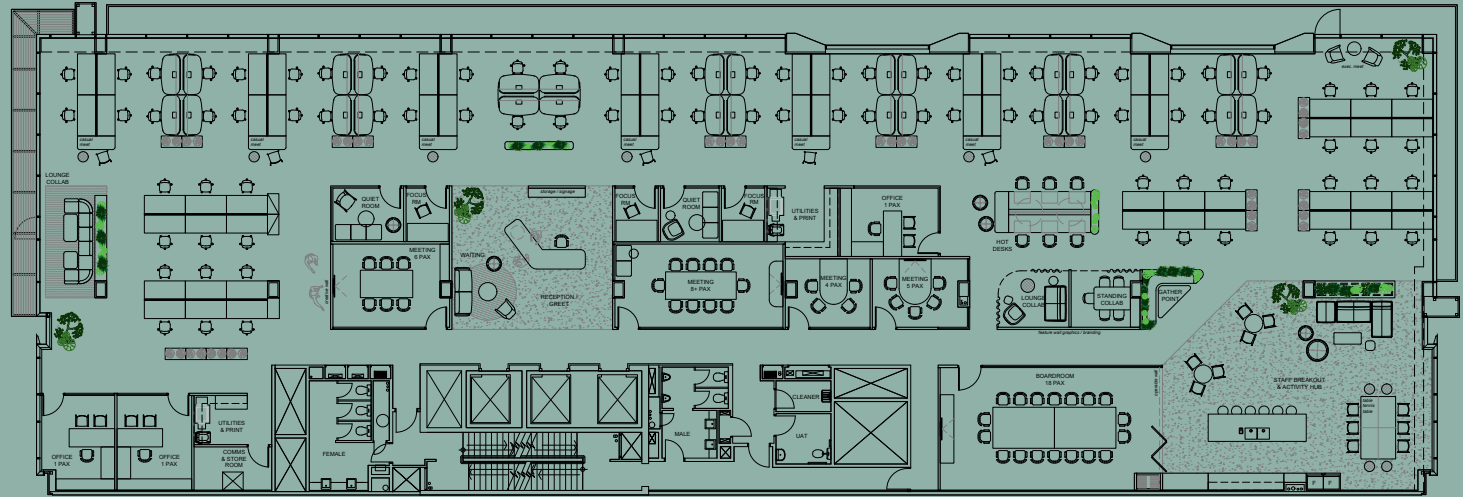
Our experienced Asset Management team will manage the entire process.



SPEC FIT OUTS

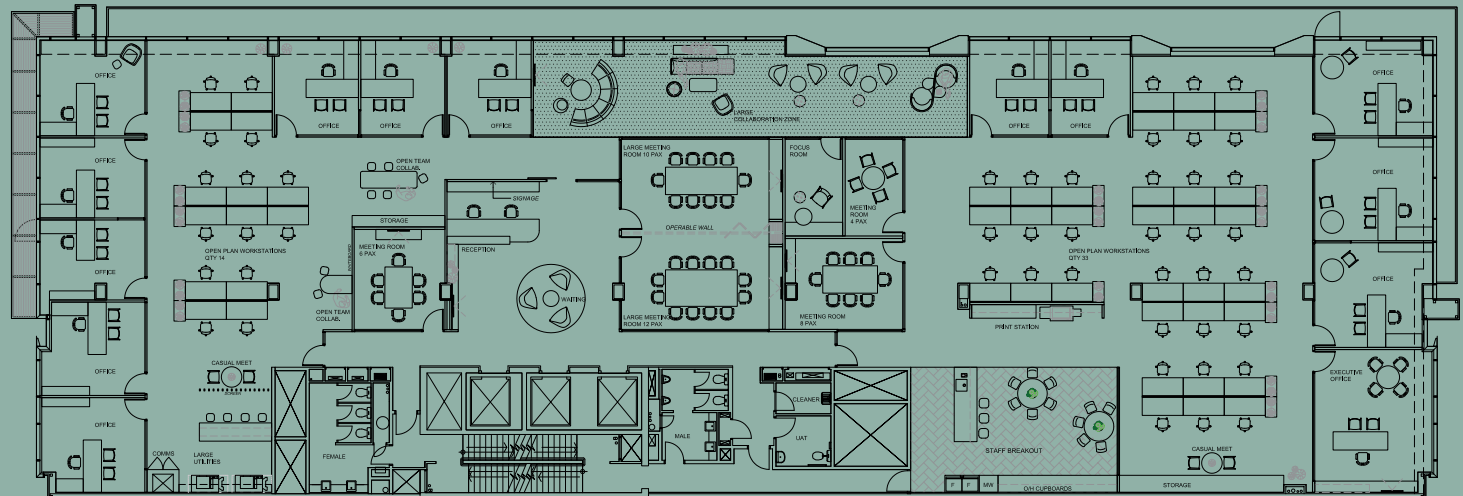
FULL FLOOR OPEN PLAN ENVIRONMENT

| | |
|--------------|------------|
| TOTAL AREA | 1,057sqm |
| STAFF | 97 |
| DENSITY | 10.8sqm pp |
| WORKSTATIONS | 86 |



FULL FLOOR OFFICE CENTRIC ENVIRONMENT

| | |
|--------------|------------|
| TOTAL AREA | 1,050sqm |
| STAFF | 63 |
| DENSITY | 16.6sqm pp |
| WORKSTATIONS | 47 |





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COMMITMENT TO SUSTAINABILITY

Cape Bouvard is committed to reducing the building's carbon footprint.

The recent base building upgrades were carefully planned to deliver enhanced tenant comfort, reduce running costs and minimise carbon emissions.



EQ12

FOR LEASING ENQUIRIES, PLEASE CONTACT:

CBRE

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