


201  
Charlotte

— BRISBANE'S GEM —

A nighttime photograph of a city street in Brisbane, Australia. The scene is dominated by modern office buildings with glass facades. The building in the center-left is 201 Charlotte, featuring a distinctive stepped, zig-zag facade. To its right is a taller building with a grid-like glass facade, identified by the 'Anz' logo. In the background, the spire of the Brisbane City Council tower is visible. The street below is lit up, showing trees, a white building at the street level, and some blurred lights from cars and streetlights. The overall atmosphere is urban and sophisticated.

Discover 201 Charlotte, a re-envisioned A-Grade office tower in the heart of Brisbane's financial district. This landmark building has been transformed by Cameron & Co Architecture into a collection of elegant and versatile work environments.

*Discover*

## Overview

201 Charlotte delivers an inspiring experience from the entrance to the elevated workspaces. A luxuriously appointed foyer and friendly concierge provide a warm and welcoming start to each day, while light-filled, beautifully designed tenancies provide a superb on-floor experience.

Businesses will also be supported by a 5-Star NABERS Energy rating and a committed landlord who genuinely cares for every tenant. Conveniently connected to Brisbane's dynamic riverfront hospitality, 201 Charlotte offers the city's finest balance of work, relaxation and entertainment.

## A-Grade

Sophisticated design ensures that every touchpoint is a delight.

## 15 Levels

The refurbishment of this 15-storey building takes luxury office spaces to a new level.

## 5-Star

With a 5-Star NABERS Energy rating, this is a high-performing and future-focused building.

## 876sqm

Expansive floorplates are designed to make the most of views through the floor-to-ceiling windows.

## Entrance

A stunning lobby provides tenants with an array of meeting spaces and a friendly greeting from the concierge.

## Light

Each floor is filled with sunlight and features a highly considered lighting design.



201 Charlotte

201 Charlotte is ideally situated at the heart of the CBD, close to Brisbane's finest shopping, entertaining and dining precincts.



Conveniently connected to the best of Brisbane

# Discover the possibilities



01



02



03



04

- 01\_ The shaded lawns of the Cathedral of St Stephen
- 02\_ A striking street presence
- 03\_ Elegant green landscapes
- 04\_ Compelling entrance statement

## Premium Arrival

Step inside 201 Charlotte and discover a premium arrival experience.

The entrance is characterised by a collection of intimate spaces for impromptu meetings and exquisite furniture pieces that immediately heighten the sense of luxury.

Only a handful of Brisbane's commercial towers provide the personalised service of a concierge. Our friendly attendant will be on hand to greet employees and clients, organise bookings and help keep your workday running smoothly.



## A Beautiful Transformation

Cameron & Co  
Architecture

Cameron & Co has created a series of luxurious experiences, from the minute you enter the building to the moment you step into a light-filled office space.

Modulated ceiling heights in the lobby delineate the concierge area from the more intimate alcoves, and beautiful, highly tactile materials create a sense of authenticity. Tanned leather furniture pieces and stone plinths complement the light ceramic tile and contemporary lighting design.

The natural material palette continues throughout the office spaces, where Herringbone carpets extend to expansive walls of glass.

“There is already a sense of generosity and quality to the space, so we have focused on expressing the essence of the building through luxurious detailing: the things you see and touch every day.”

Stephen Cameron  
Founder, Cameron & Co Architects



Concierge & lounge initial design concept



In operation 2023



01



04



05

# Discover timeless beauty



02



03



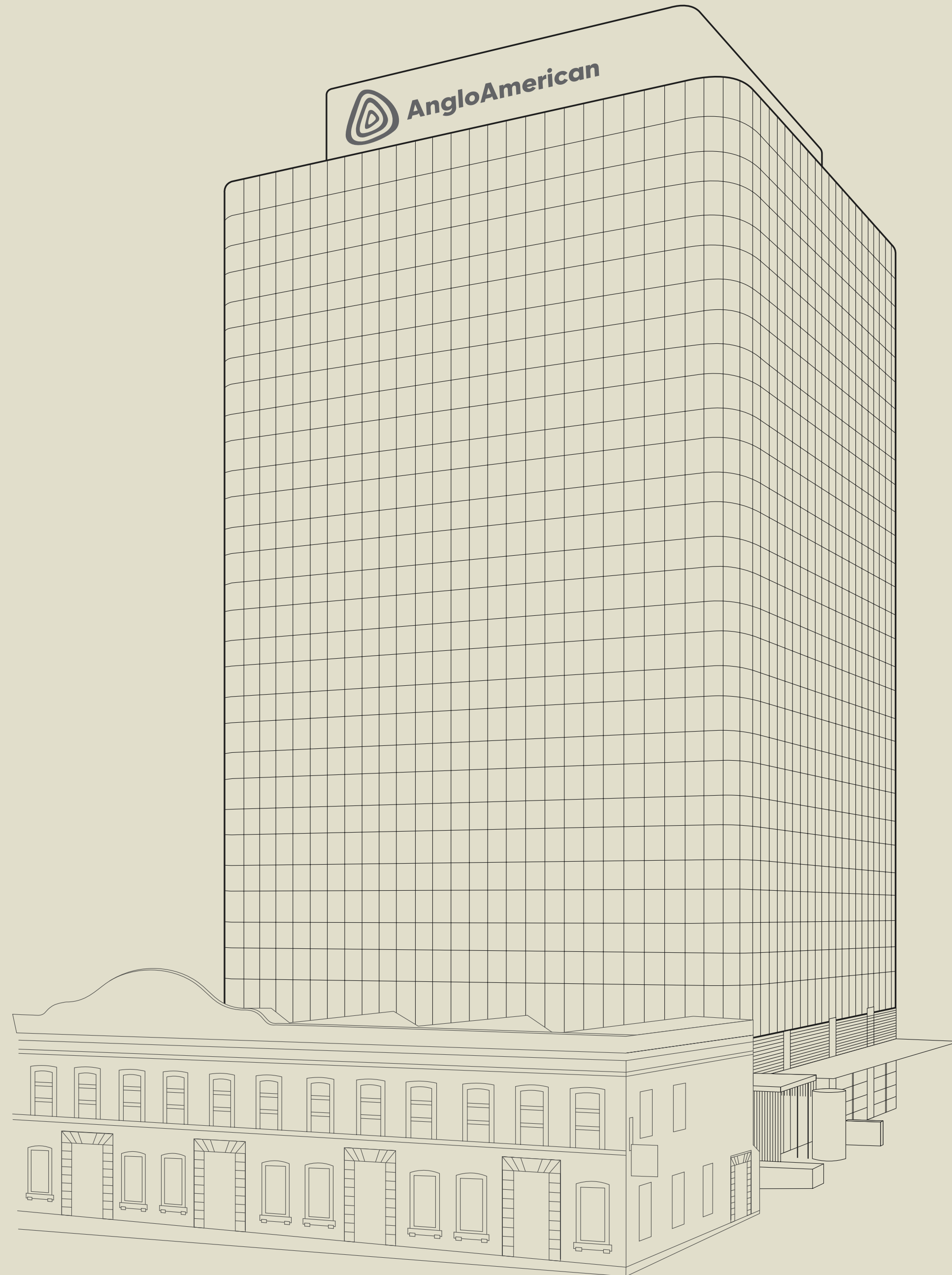
06

- 01\_ Ground floor lift lobby
- 02\_ Spacious meeting rooms
- 03\_ Level 14 lift lobby
- 04\_ Luxuriously appointed bathrooms
- 05\_ Modern ground floor directory
- 06\_ Premium kitchen facilities



# Generous and versatile floorplates allow businesses to create a tailored work environment.

Each level wraps around the side core to maximise views over the cathedral and across the city, while curved corners create a sense of fluidity and softness.



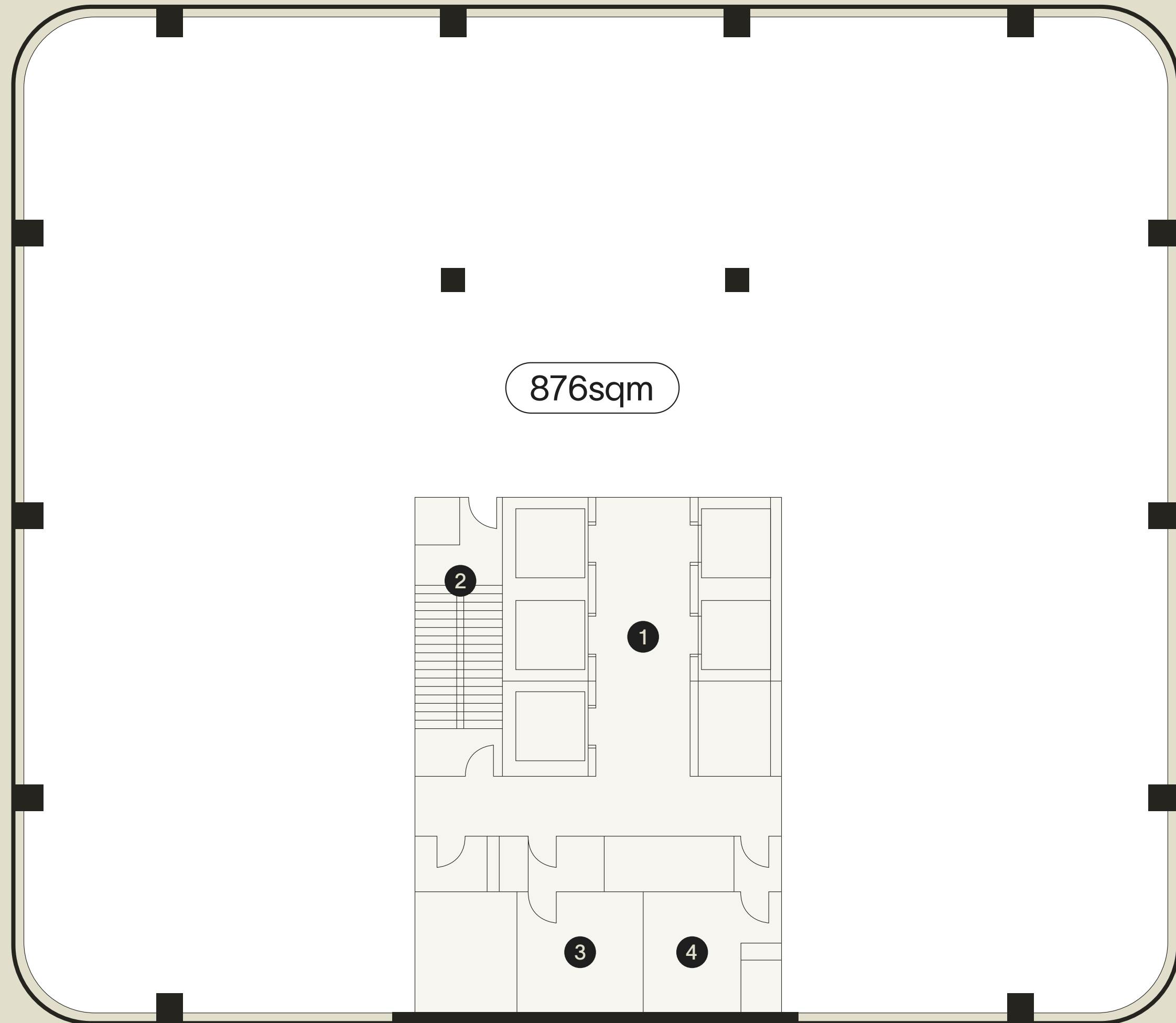
Level 15	876sqm
Level 14	876sqm
Level 13	876sqm
Level 12	876sqm
Level 11	876sqm
Level 10	876sqm
Level 09	876sqm
Level 08	876sqm
Level 07	876sqm
Level 06	876sqm
Level 05	876sqm
Level 04	876sqm
Level 03	876sqm
Level 02	876sqm
Level 01	876sqm

Note: Illustration indicative only.

# Typical Whole Floorplate



- 1 Lift Lobby
- 2 Stairs
- 3 Male Amenities
- 4 Female Amenities



### Materials & Finishes

The material palette for 201 Charlotte is a highly considered mix of natural materials. Beautiful timber, tile and stone elements create a strong design language throughout the building that is softened by leather furnishings and sisal and coir carpets.



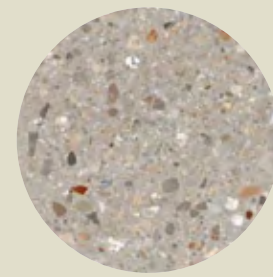
Type: Stone  
Material: Limestone  
Colour: Natural



Type: Tile  
Material: Vitrified  
Colour: Sandstone



Type: Tile  
Material: Porcelain  
Colour: Ivory



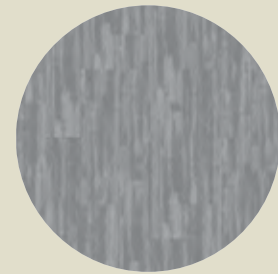
Type: Tile  
Material: Vitrified  
Colour: Grey



Type: Timber  
Material: Tasmanian Oak  
Colour: Clear Satin



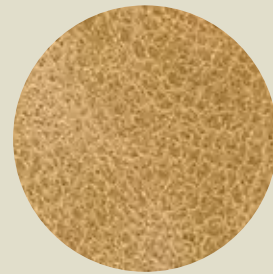
Type: Paint  
Colour: Bianca



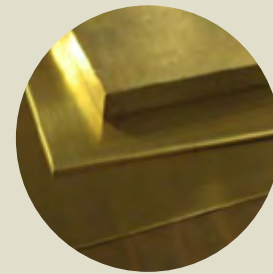
Type: Carpet Finish  
Material: Textured Loop  
Colour: Haze



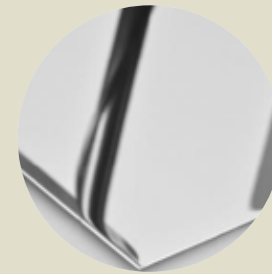
Type: Matting  
Material: Natural Coir  
Colour: Natural Honey



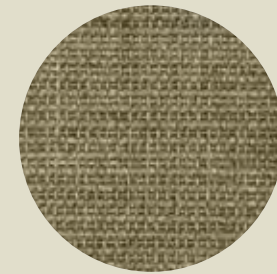
Type: Fabric  
Material: Leather  
Colour: Biscotti



Type: Metal Finish  
Material: Brass  
Colour: Solid Brass



Type: Metal Finish  
Material: Stainless Steel  
Colour: Mirror



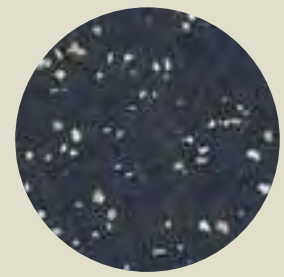
Type: Carpet Finish  
Material: Sisal  
Colour: Panama



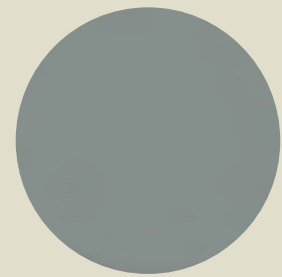


End-of-trip

A sophisticated refurbishment of the end-of-trip facilities, including new bike and electric scooter parking facility, is due for completion in February 2023. These beautifully appointed spaces will be safe, secure and designed to create a calming sanctuary.



Type: Flooring  
Colour: iQ Surface



Type: Paint  
Colour: Wistow



Type: Paint  
Colour: Creamed Muscat



Type: Frenchwash Paint  
Colour: Elysian



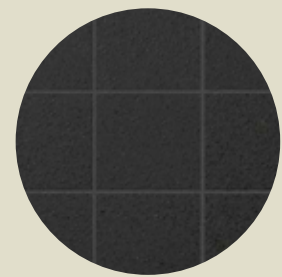
Type: Wall Finish  
Material: Smooth Plaster  
Colour: Light Grey



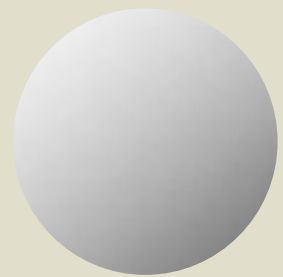
Type: Glazing  
Material: Glass  
Colour: Black Gradient



Type: Stone  
Material: Reconstituted  
Colour: Angel Falls



Type: Wall Tile Mosaic  
Colour: Black



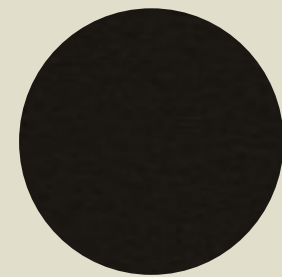
Type: Mirror  
Colour: Grey Tint



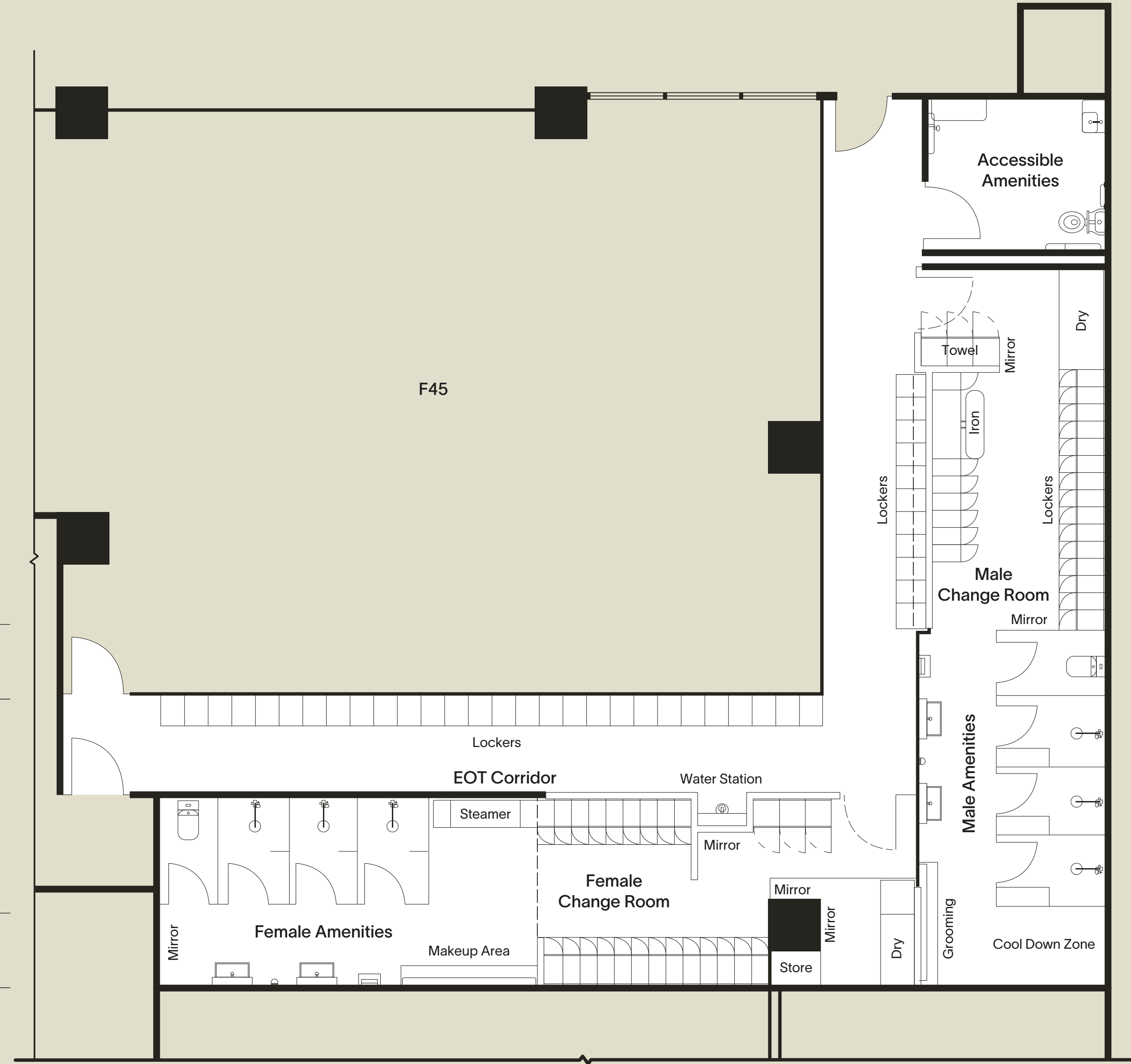
Type: Joinery  
Colour: Classic Oak  
Finish: Chalk



Type: Joinery  
Colour: Blackened Legno  
Finish: Chalk



Type: Joinery  
Colour: Black  
Finish: Natural



Location

Positioned in Brisbane’s most coveted precinct, 201 Charlotte stands proudly among the city’s pre-eminent towers.

201 Charlotte is surrounded by many fine retailers, perfect for lunchtime browsing. There are also multiple public transport options nearby, including the future Albert Street Station.

Perfectly located, with the riverfront and the City Botanic Gardens nearby, there are dozens of places to relax by the water or under a tree just moments from the workplace.

25m

Only steps away from the lush lawns adjacent to/that border St Stephen’s.

80m

It’s only a 80m walk to the bus stop from 201 Charlotte.

300m

Queen Street Mall, home to over 700 retailers, is 300m from your door.

450m

It’s a short walk to the City Botanic Gardens where you can enjoy a range of fitness classes.

500m

201 Charlotte is only 500m from Central Station — the city network’s principal station.

12 min

A boardwalk venture down to Howard Smith Wharves.



On-site Amenity






Wellness, relaxation, connection and family are well catered for within 201 Charlotte. An F45 studio provides HIIT style workouts, while the Dash Coffee House offers a relaxed setting for informal catch-ups. A Guardian Childcare & Education Centre provides an additional layer of convenience, supporting children aged six-weeks to six-years to learn and thrive.

The amenities focus on what is important in life — family, good food and wellbeing.



## Location

### Transport

-   Train Stations/Line
-  -- Cross River Rail
-  Bus Interchange
-  Ferry Terminal

### Attractions

- ① Story Bridge
- ② QUT Art Museum
- ③ Brisbane City Botanic Gardens
- ④ Howard Smith Wharves
- ⑤ Southbank Entertainment Precinct
- ⑥ Anzac Square Memorial & Gardens
- ⑦ Kangaroo Point Cliffs Park
- ⑧ Kangaroo Point Green Bridge (Under Construction)
- ⑨ The Wheel of Brisbane
- ⑩ Victoria Bridge Abutment
- ⑪ Museum of Brisbane

### Retail

- ⑫ Queen St Mall
- ⑬ MacArthur Central
- ⑭ Brisbane Arcade
- ⑮ The Myer Centre
- ⑯ Broadway on Adelaide
- ⑰ Anzac Square Arcade
- ⑱ Wintergarden
- ⑲ Brisbane Quarter
- ⑳ Tattersall's Arcade

### Fitness & Childcare

- ⑳ Furlani Fitness
- ㉑ F45
- ㉒ Anytime Fitness
- ㉓ Goodlife Health Clubs
- ㉔ Snap Fitness 24/7
- ㉕ Good Start Early Learning
- ㉖ Guardian Childcare & Education
- ㉗ Kids Club Skytower

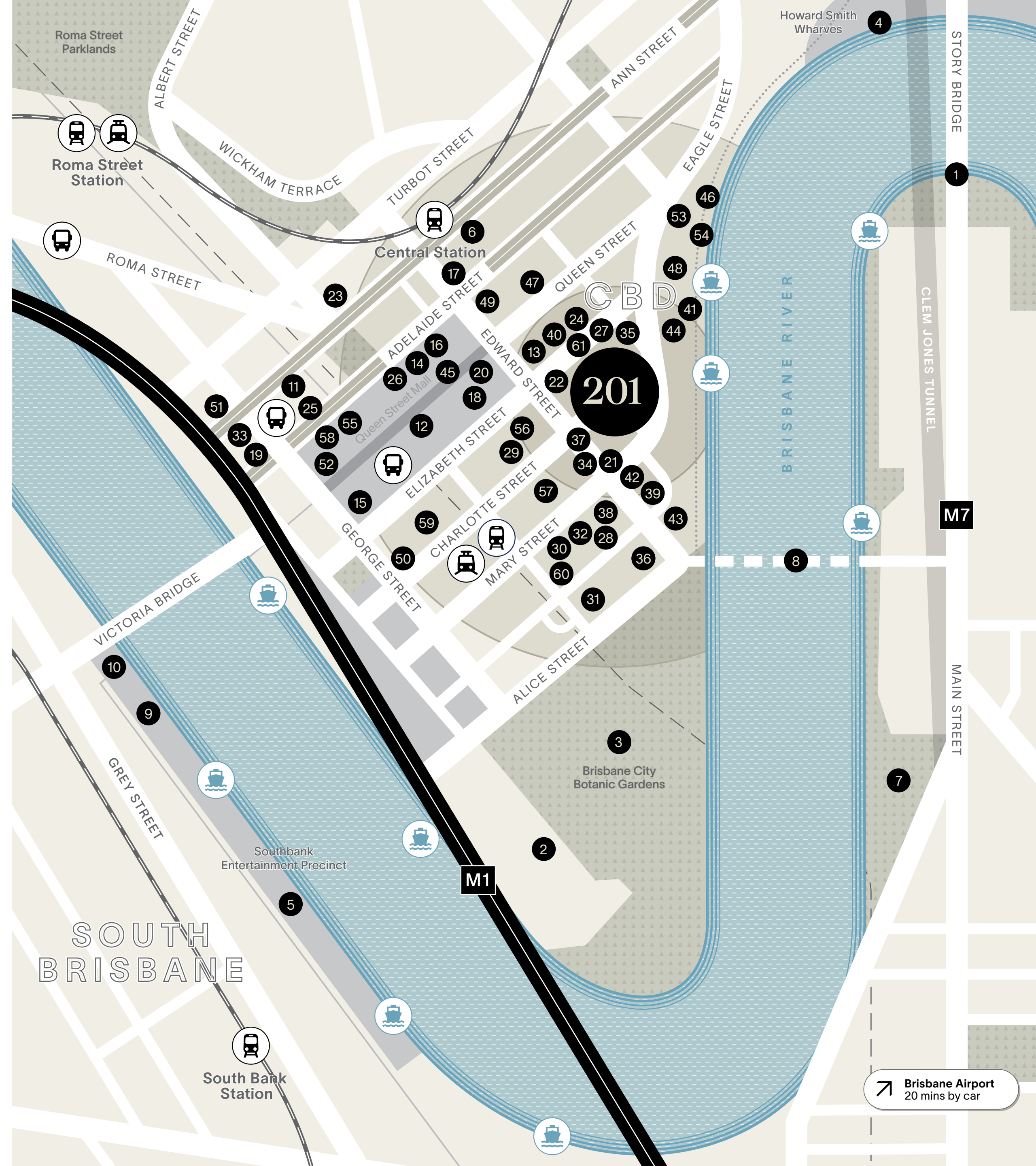
### Hotels


- ㉘ Oaks Brisbane on Charlotte Suites
- ㉙ Arise Brisbane Skytower
- ㉚ Royal On The Park Brisbane
- ㉛ Four Points by Sheraton Brisbane
- ㉜ W Brisbane

### Bars, Restaurants & Cafes

- ㉝ Doo-Bop Bar
- ㉞ Malt Dining
- ㉟ Walter's Steakhouse & Wine Bar
- ㊱ Victory Hotel
- ㊲ Mr Edward's Alehouse & Kitchen
- ㊳ Indian Mehek
- ㊴ Nodo Elizabeth St
- ㊵ Riverbar & Kitchen
- ㊶ Buffalo Bar
- ㊷ Cleberson's Coffee
- ㊸ Madame Wu
- ㊹ Grill'd
- ㊺ Pig 'N' Whistle Riverside
- ㊻ The Gresham Bar
- ㊼ Friday's Riverside
- ㊽ Rothwell's Bar and Grill
- ㊾ The Boom Boom Room
- ㊿ Greenglass
- 1 Hibiscus Room
- 2 Alchemy Restaurant
- 3 Blackbird Bar & Grill
- 4 Brew Cafe & Wine Bar
- 5 Strauss
- 6 Coffee Anthology
- 7 Felix For Goodness
- 8 John Mills Himself
- 9 The Maillard Project
- 10 Corbett & Claude

\*  
Conveniently  
positioned close to the  
city's transport links.  
\*



 Brisbane Airport  
20 mins by car

The owners of 201 Charlotte are known for best practice ESG and are committed to optimising the building's environmental performance. This has resulted in continual improvements to resource use and the workplace experience.

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# ESG

With a 5-Star NABERS Energy rating, this is a high performing building.

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# 24/7

A focus on monitoring data analytics ensures that building operations are managed as sustainably as possible.

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Overlooking the historic Cathedral of St Stephen





## Kyko Group

Founded in 1989, Kyko Group is an Australian property development and investment group operating across the office, retail, residential and hospitality sectors.

Strong relationships are at the heart of our success and we collaborate with the country's leading designers, consultants and contractors to deliver exceptional buildings. This emphasis on relationships extends to our tenants as we focus on creating spaces that are a joy for people to inhabit.

“Operating environmentally responsible buildings that enhance every tenant’s daily experience is embedded in what we do.”

Bill Jenkins  
Managing Director, Kyko Group



## Leasing Opportunities

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david.prosser@caden.com.au

Lewis Harper

0437 187 659

lewis.harper@caden.com.au



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*Discover*