



900 ANN STREET,  
FORTITUDE VALLEY

INFORMATION MEMORANDUM

FOR LEASE







# WHERE CONTEMPORARY & HERITAGE HARMONIOUSLY UNITE TO OFFER AN EXCEPTIONAL OFFICE SPACE EXPERIENCE

Colliers are proud to be appointed as sole leasing agents for the marketing of this exciting lease opportunity of **Level 3, 900 Ann Street, Fortitude Valley, QLD**. Offering the finest fit out in the market.

**JAMES STREET LOCATION**



**TURN-KEY FIT OUT**



**HIGH SUSTAINABILITY CREDENTIALS**



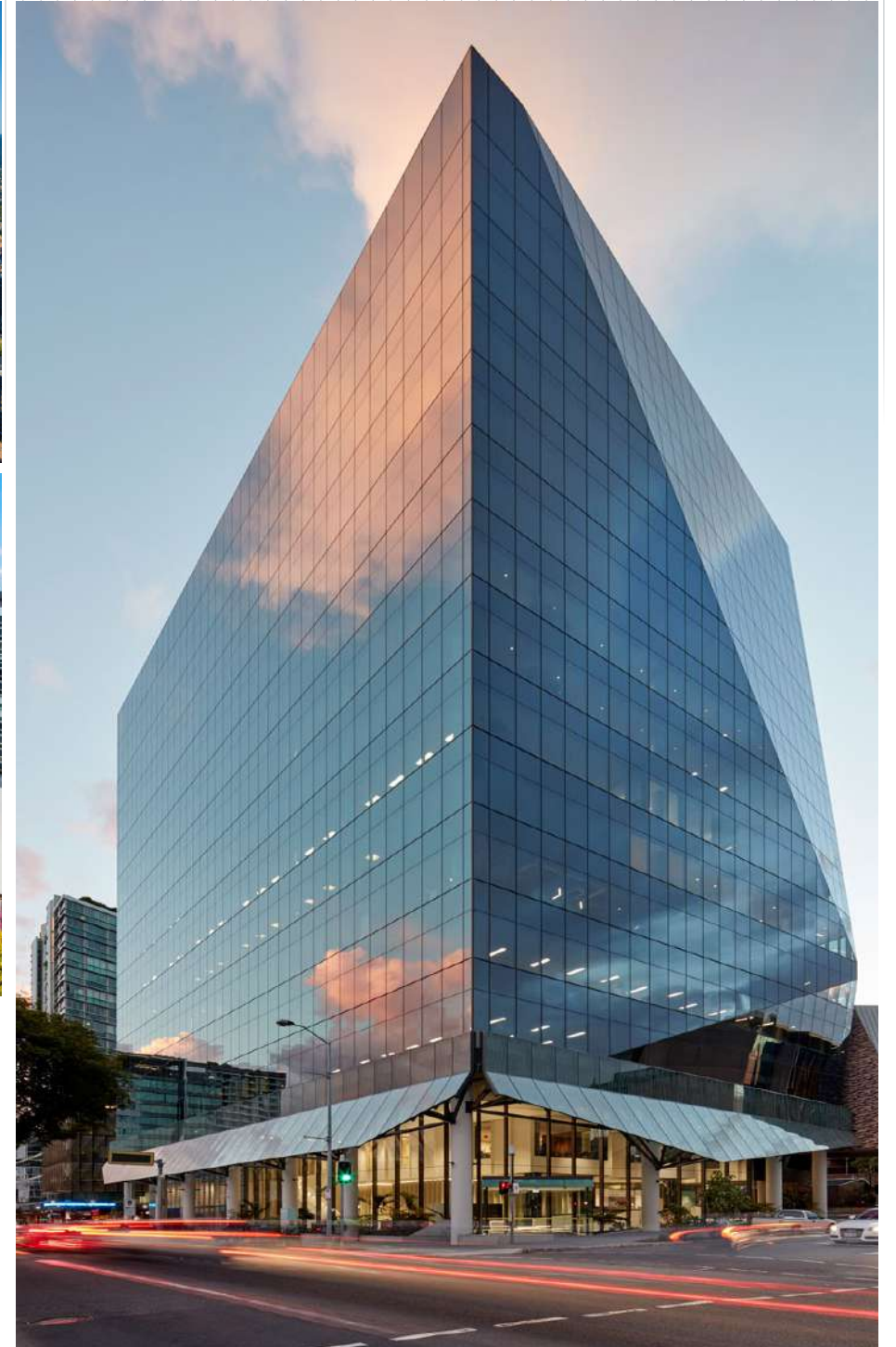


# AT THE HEART OF DYNAMIC URBAN LIFE

This impressive property was completed in 2018 and remains one of the most well-credentialed office towers in the near city market.

Nestled within 8,000 sqm of beautifully refurbished heritage church grounds, this unique property pays homage to the area's rich history while offering state-of-the-art facilities and amenities.

Fortitude Valley is a vital thoroughfare connecting Brisbane CBD and nearby suburbs. This urban oasis allows staff to enjoy easy access to both the James Street precinct, whilst still being near to the city.





# BEST IN CLASS

Embrace the best of both worlds at 900 Ann Street – an architectural masterpiece blending contemporary office space with the charm of its historical surroundings.

Here, your staff will not only thrive professionally but also relish the pleasures of a vibrant and engaging neighbourhood.

Experience a new level of workplace satisfaction where heritage meets innovation in the heart of Fortitude Valley.

The tenancy accommodates approx. 172 sit to stand workpoints, 10 collaboration settings, 6 meeting rooms and over 200 lockers.



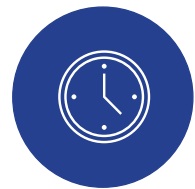




# CENTRAL LOCATION

The building occupies a prominent corner of Ann Street and Brookes Street adjacent to the beautifully landscaped gardens of the Holy Trinity Anglican Church in the Fortitude Valley. 900 Ann Street is superbly positioned, situated in a thriving area of Fortitude Valley and conveniently located close to the CBD.

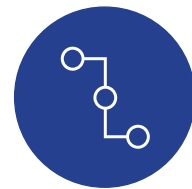
In close proximity to the famed **James Street and Emporium Precinct**, Brisbane's premier retail, food, and lifestyle destination, employees at 900 Ann Street will enjoy the convenience of having an array of vibrant options right at their fingertips.



3 MINUTES TO THE CBD & 12 MINUTES TO AIRPORT



PUBLIC TRANSPORT (TRAIN & BUS) LOCATED WITHIN CLOSE WALKING DISTANCE









EXCELLENT ACCESS TO ARTERIAL ROAD NETWORKS & TRAIN STATION



# AT YOUR DOORSTEP

Offering key location highlights.









	James Street Precinct	500M
	Kings Street Retail	900M
	Fortitude Valley Train Station	659M
	Exhibition Train Station	956M
	Howard Smith Wharves Ferry	1.6KM
	Royal Brisbane Hospital	1.7KM

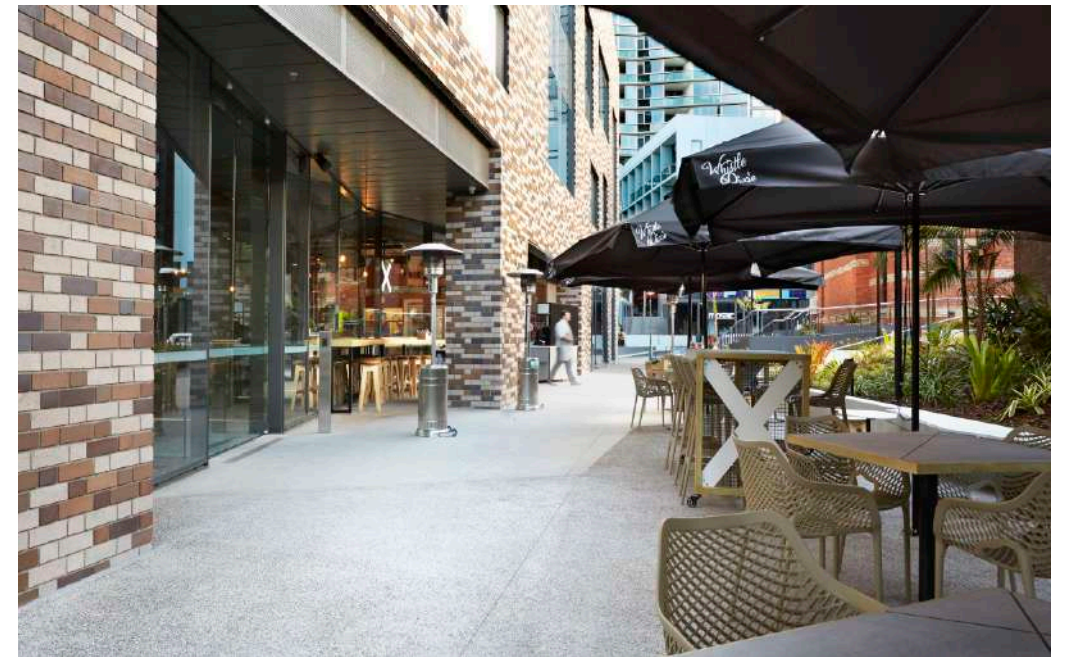




# FIRST CLASS AMENITIES

Spoil your staff with the following amenity located immediately on-site:

-  Cafes      A cafe in the lobby
-  Outdoor Area      Set within the church's garden precinct providing enhanced external amenity
-  Green Star      5 Star
-  5 Stars      NABERS Energy Rating
-  Internet      High speed fibre internet - dual access
-  Secure      Lockers, motorcycle bays & bicycle racks
-  Design Quality      PCA A-Grade commercial tower
-  Car parks      Up to 8 car parks





# LEASING THE SPACE

## Elevate your workplace.

Levels 3 and Level 4 are available immediately. These leasing opportunities represent a turn-key space packed with a state of the art modern A-Grade quality fit out which is sure to impress.

The space has been purposefully designed to meet the ever changing demands of the workplace providing a variety of work points, workspaces, collaboration spaces, Video Conferencing rooms, meeting rooms and staff breakout areas. All contained within a light filled space with great outlooks in the very heart of the Fortitude Valley with 5 NABERS Energy Rating.



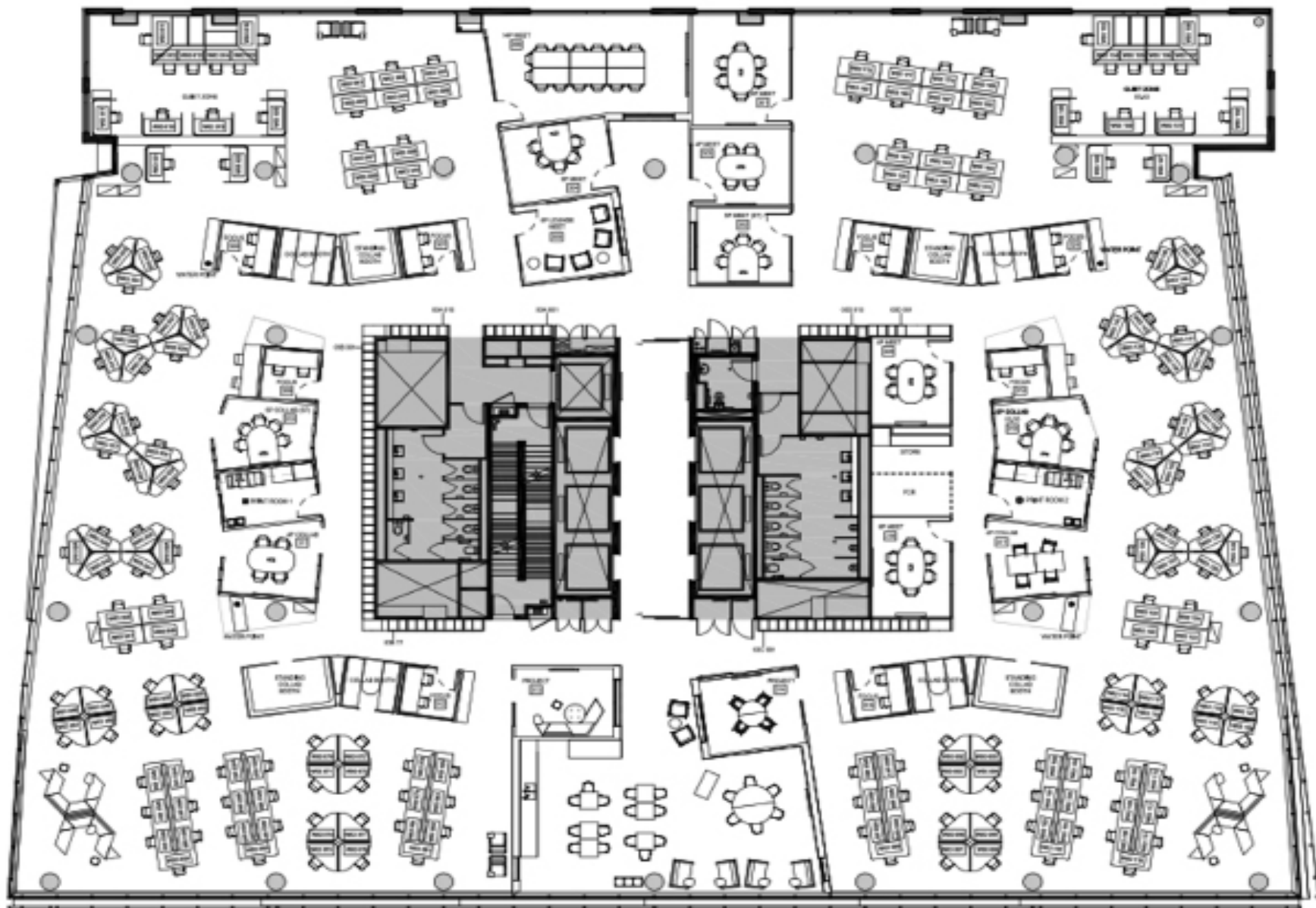


# CURRENTLY AVAILABLE



SUITE/LEVEL	Area (sqm)	Rent
LEVEL 3:	1,831 m2	\$750/sqm
LEVEL 4:	1,830 m2	\$750/sqm
Car Parks		Rent
Up to 8 car parks		\$425/bay/month





# FLOOR PLAN

## LEVEL 3

Area	1,831m2
Work points	172
Meeting rooms	6
Collaboration areas	10
Lockers	210









# ENQUIRE TODAY

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