



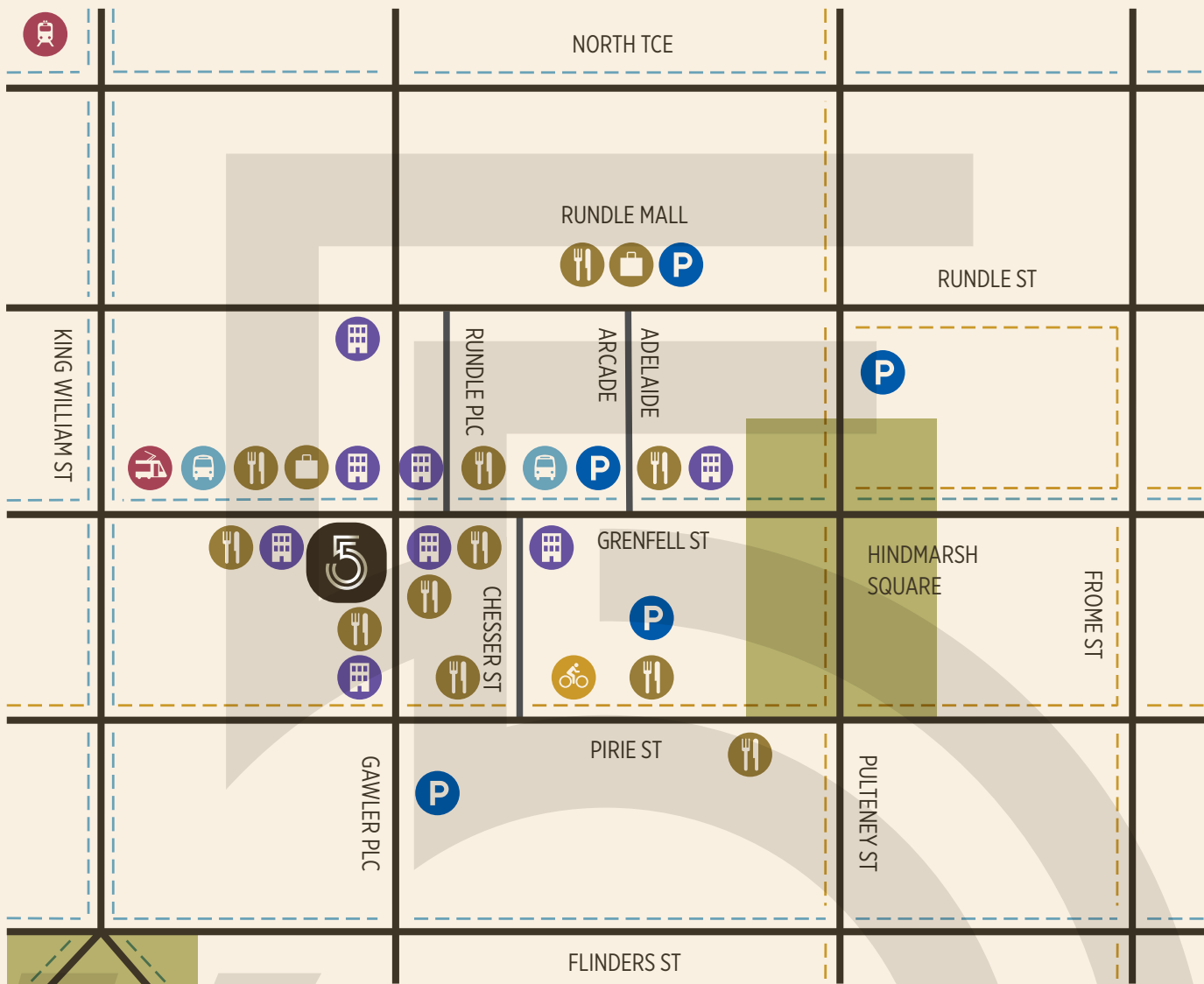
FIFTYFIVE GRENfell



*As Adelaide's mix of
retail and commercial
precincts has evolved,
55 Grenfell now defines
the city's beating heart.
Won't you join us?*



bhpbilliton



-  METROPOLITAN BUS ROUTE
-  BIKE FRIENDLY ROADS
-  NEAREST TRAM STOP
-  ADELAIDE RAILWAY STATION
-  CAR PARKING
-  CAFÉS / RESTAURANTS
-  RETAIL / SHOPPING
-  CORPORATE OFFICES





Gawler Place, at 55's eastern edge, enjoys a north-south intersection with Grenfell Street, one of the city's two most important carriageways. Pursue Gawler Place one block north, and the city's retail hub, Rundle Mall, complements the perfect 'location' recipe. Everything you need is only minutes from your office. It's a very good reason to take a closer look.





FIFTY FIVE GRENFELL

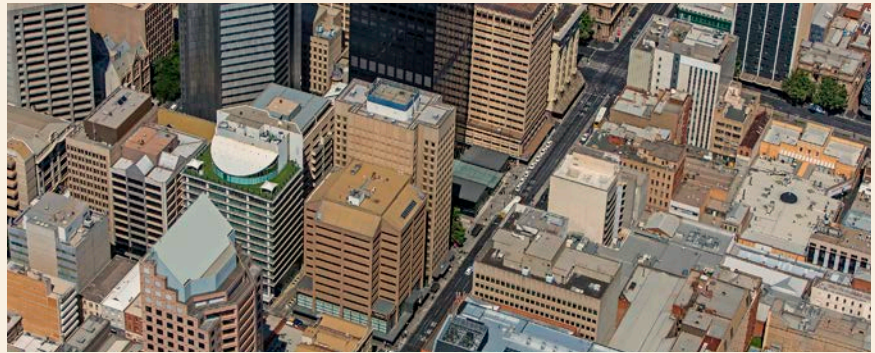
There are many lifestyles to the City of Adelaide, with its Mediterranean climate and 'southern' ambience.

But in the city centre its corporate teams expect world-class standards – and seek the best address.

Grenfell Street was named almost 180 years ago. Today the paper and the pen have given way to e-portals to the world at the click of a keyboard or the touch of a tablet.

But some things remain as crucial as they did in 1837, when Grenfell Street's east-west perspective was laid out in a plan for a new city.

At 55 Grenfell, all agree that this distinctive intersection site really does define the city's commercial heart. It's always been about 'location, location, location'.



Jon Cranna
Jon.Cranna@colliers.com
Direct (08) 8305 8835 | Mobile 0419 844 296



RLA 204

Roy Humphreys
Roy@prorealty.com.au
Telephone (08) 8362 1555 | Mobile 0418 822 431



RLA 172 171

Proudly owned by
Giovanni Nominees Pty Ltd

Disclaimer: Every effort has been made to ensure that all information contained in this document was correct at the time of printing. No liability will be accepted for any error or omission.



FIFTYFIVE GRENFELL

Location, Location, Location

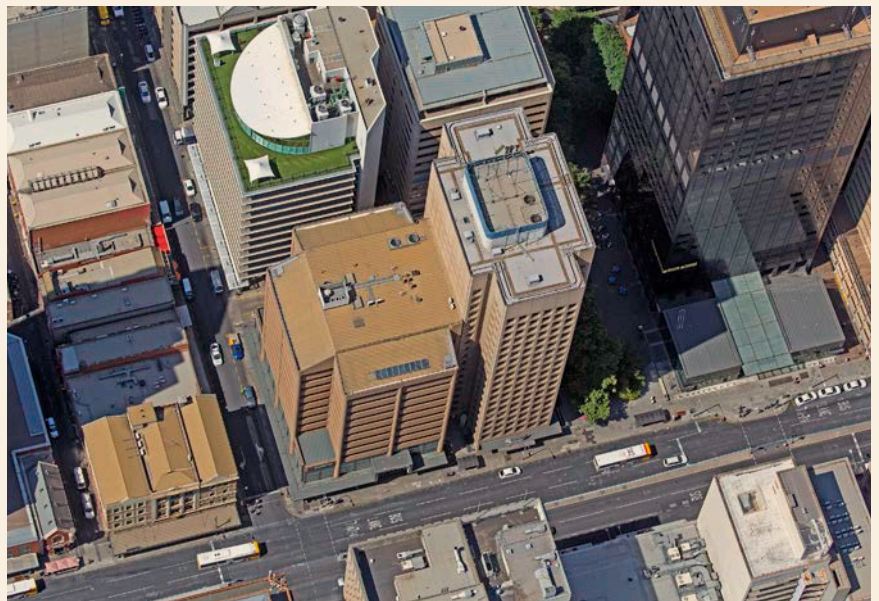
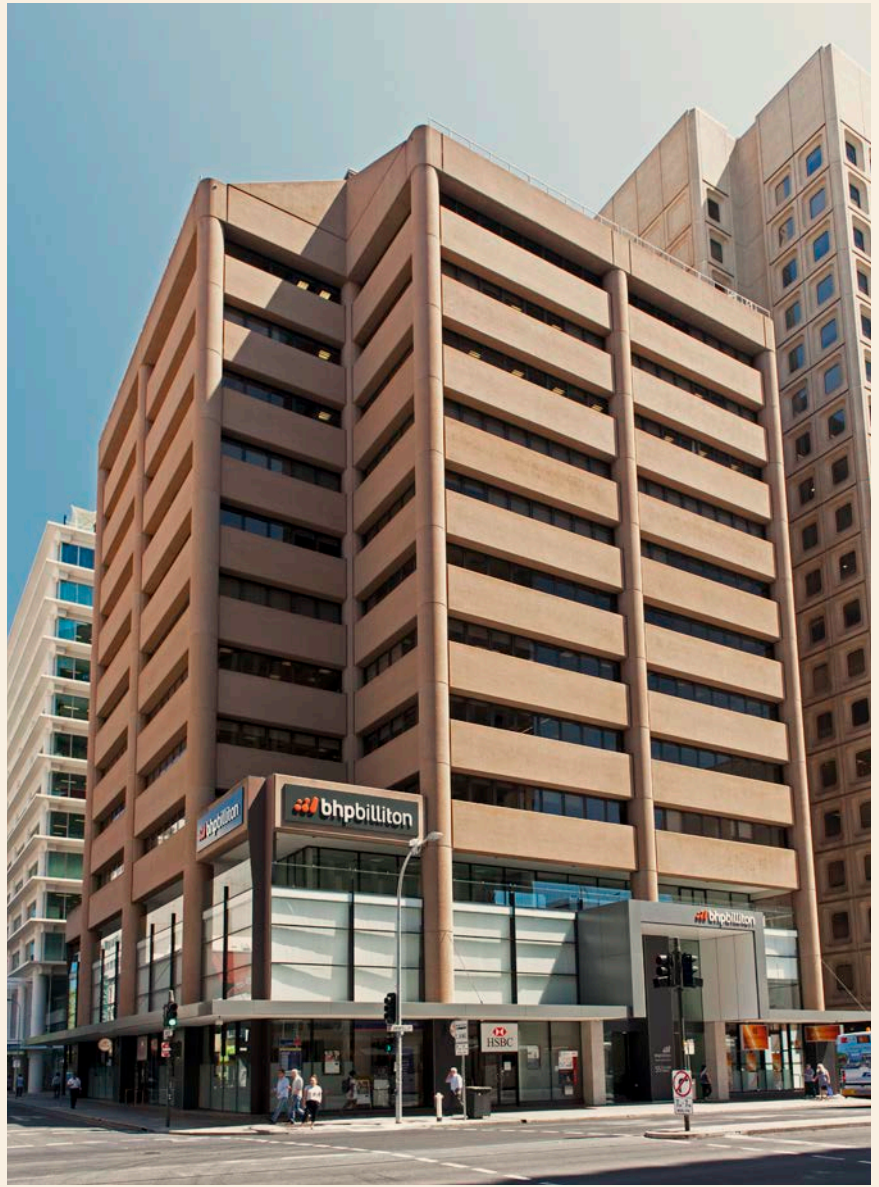
There are many lifestyles to the City of Adelaide, with its Mediterranean climate and 'southern' ambience.

But in the city centre its corporate teams expect world-class standards – and seek the best address.

Grenfell Street was named almost 180 years ago. Today the paper and the pen have given way to e-portals to the world at the click of a keyboard or the touch of a tablet.

But some things remain as crucial as they did in 1837, when Grenfell Street's east-west perspective was laid out in a plan for a new city.

At 55 Grenfell, all agree that this distinctive intersection site really does define the city's commercial heart. It's always been about 'location, location, location'.



Jon Cranna
Jon.Cranna@colliers.com
Direct (08) 8305 8835 | Mobile 0419 844 296



RLA 204

Roy Humphreys
Roy@prorealty.com.au
Telephone (08) 8362 1555 | Mobile 0418 822 431



RLA 172 171

Proudly owned by
Giovanni Nominees Pty Ltd

Disclaimer: Every effort has been made to ensure that all information contained in this document was correct at the time of printing. no liability will be accepted for any error or omission.



FIFTY FIVE GREN FELL

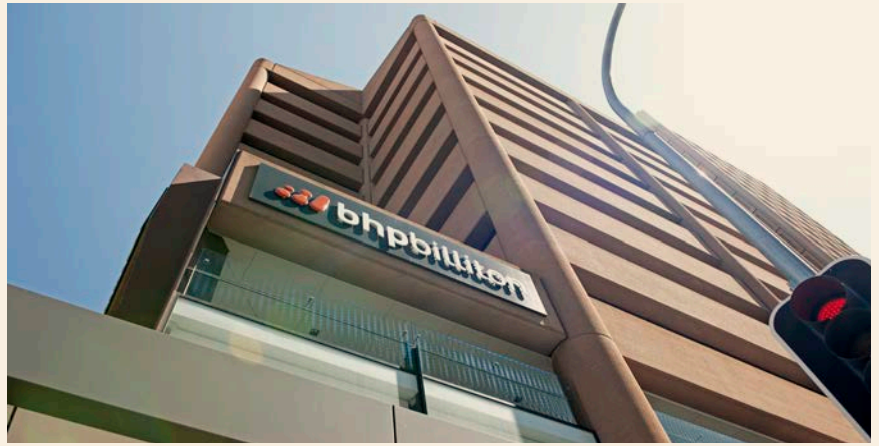
Superb Facilities

Anticipate great spaces. Best options. Every floor. New foyer and entry statement. Fully refurbished elevators; secure floor access. Plant operation monitored 24/7.

Zoned temperature controls with after hours switching each tenancy. Ultimate security – new security commander system; CCTV recording in base building areas and optional extensions for upper floors; fully monitored 24/7.

More? Comfort – New end-of-trip facilities for your staff, with lockers. Disabled-access compliant. Continuity assurance – basement generator provides backup emergency lighting and fire systems.

And there's more to come – carpets, bathrooms, lift lobbies and even better lighting. There never has been a better opportunity to relocate, expand your space, reposition your brand and join those already 'at Adelaide's beating heart'.



Jon Cranna
Jon.Cranna@colliers.com
Direct (08) 8305 8835 | Mobile 0419 844 296



RLA 204

Roy Humphreys
Roy@prorealty.com.au
Telephone (08) 8362 1555 | Mobile 0418 822 431



RLA 172 171

Proudly owned by
Giovanni Nominees Pty Ltd

Disclaimer: Every effort has been made to ensure that all information contained in this document was correct at the time of printing. No liability will be accepted for any error or omission.



FIFTYFIVE GRENFELL

Optimum Fit-out Options

55 Grenfell offers great fit-out options already – the character of some office spaces won awards when first installed. Quality is timeless.

Expansive group work spaces, strategically placed offices, ideal floor areas for communal staff gatherings, supported by light, bright kitchens.

Have other ideas? The choice is yours to re-imagine something brand new to reflect your firm's personality and business requirements. Expansion options too are flexible – go one floor to three contiguous floors.

The building faces north, so your work spaces enjoy east, north and western views – which in the city mean brilliant morning and afternoon light – all four seasons.

It might be a busy address, but inside it's quiet, corporate, focused. There have been a lot of new ideas driving the future of this great space, and there's more to come.



Jon Cranna
Jon.Cranna@colliers.com
Direct (08) 8305 8835 | Mobile 0419 844 296



RLA 204

Roy Humphreys
Roy@prorealty.com.au
Telephone (08) 8362 1555 | Mobile 0418 822 431

prorealty
PROPERTY CONSULTANTS

RLA 172 171

Proudly owned by
Giovanni Nominees Pty Ltd

Disclaimer: Every effort has been made to ensure that all information contained in this document was correct at the time of printing. No liability will be accepted for any error or omission.



FIFTY FIVE GRENFELL

Top Management Systems

The best building management systems are invisible. But behind the scenes there's a complex web of inter-related functions, constantly under review. It's everything one would expect of '55'.

New Struxureware BMS OS with analytics reporting and control systems. Occupancy is rated at one person per 10 square metres. Building analytics optimisation for increased efficiency and reduced energy consumption via air economy cycles. Optimum start-up and shut down for energy conservation. Plant operation monitoring 24/7

Quiet air conditioning; zoned temperatures. After-hours push-button switching in each tenancy. Dedicated supplementary condenser water loop available. Floor temperatures controlled between 21 and 24 degrees.

Security is paramount. New security commander system. Programmable access to suit tenant requirements to floors or tenancy doors. CCTV recording throughout base building areas and extendable for tenants. Access logging and reporting. Fully monitored, 24/7. Diesel generator runs lifts, emergency lighting, and fire systems, featuring full sprinkler coverage. Pressurised stairwells for emergency access.

It's all here. Simply ... a great place to be.



Jon Cranna
Jon.Cranna@colliers.com
Direct (08) 8305 8835 | Mobile 0419 844 296



RLA 204

Roy Humphreys
Roy@prorealty.com.au
Telephone (08) 8362 1555 | Mobile 0418 822 431

prorealty
PROPERTY CONSULTANTS

RLA 172 171

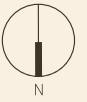
Proudly owned by
Giovanni Nominees Pty Ltd

Disclaimer: Every effort has been made to ensure that all information contained in this document was correct at the time of printing. No liability will be accepted for any error or omission.



FIFTYFIVE GRENFELL

LEVEL 5 and 7



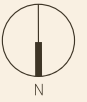
- ESTIMATED NETT LETTABLE AREA: 820 sq. metres
- Service Core





FIFTYFIVE GRENFELL

LEVEL 6



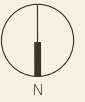
- ESTIMATED NETT LETTABLE AREA:
820 sq. metres
- Service Core





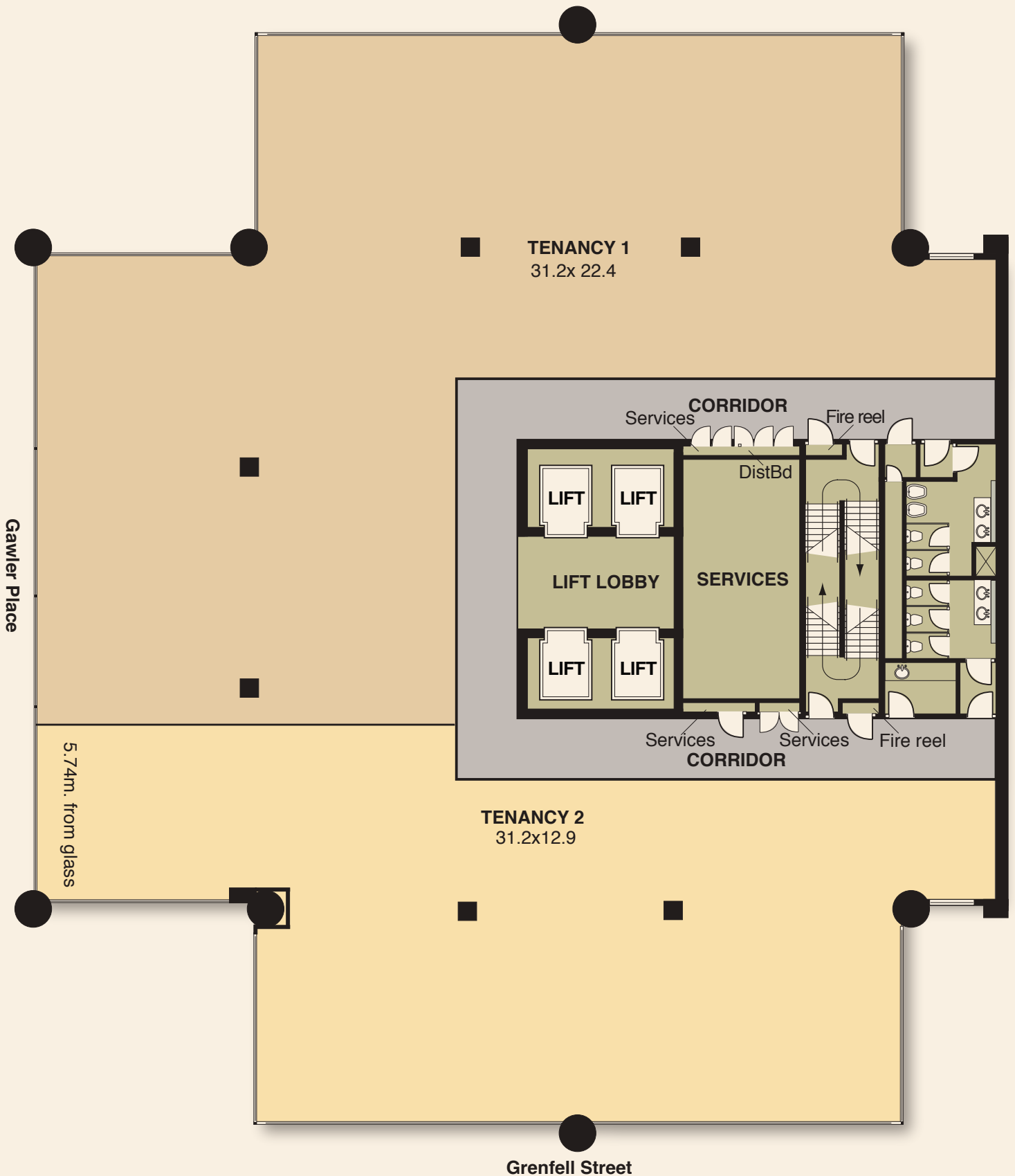
FIFTYFIVE GRENFELL

LEVEL 6 - SUB-DIVIDED FLOOR



ESTIMATED NETT LETTABLE AREA

Tenancy 1	432 sq. metres
Tenancy 2	300 sq. metres
Total Nett L.A.	732 sq. metres





Jon Cranna
Jon.Cranna@colliers.com
Direct (08) 8305 8835 | Mobile 0419 844 296



RLA 204

Roy Humphreys
Roy@prorealty.com.au
Telephone (08) 8362 1555 | Mobile 0418 822 431



PROPERTY CONSULTANTS

RLA 172 171

Proudly owned by
Giovanni Nominees Pty Ltd

Disclaimer: Every effort has been made to ensure that all information contained in this document was correct at the time of printing. No liability will be accepted for any error or omission.