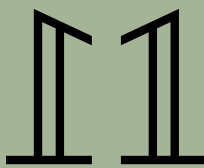




11 Mounts Bay Road, Perth



ELEVEN
MOUNTS BAY

Brookfield
Properties

Eleven Mounts Bay at a glance

Address	11 Mounts Bay Road, Perth
PCA Standard	A Grade office building
Number of floors	6 levels, including ground
Large floor plates	2,106 - 2,296 sqm
Office NLA	Currently 11,150 sqm
End of trip	93 bike racks including 12 eRideable bike racks, 200 lockers, and 13 showers
Parking	Parking available in adjacent PCEC precinct
Location	Prominent location adjacent to major transport hubs and market leading amenity at Brookfield Place
Security	24/7 tenant security access, on site concierge and security guard services provided
Environmental	5 Star NABERS Energy rating 4 Star NABERS Water rating 6 Star NABERS Indoor Environment Quality rating Current building ratings 4 Star Green Star Performance rating

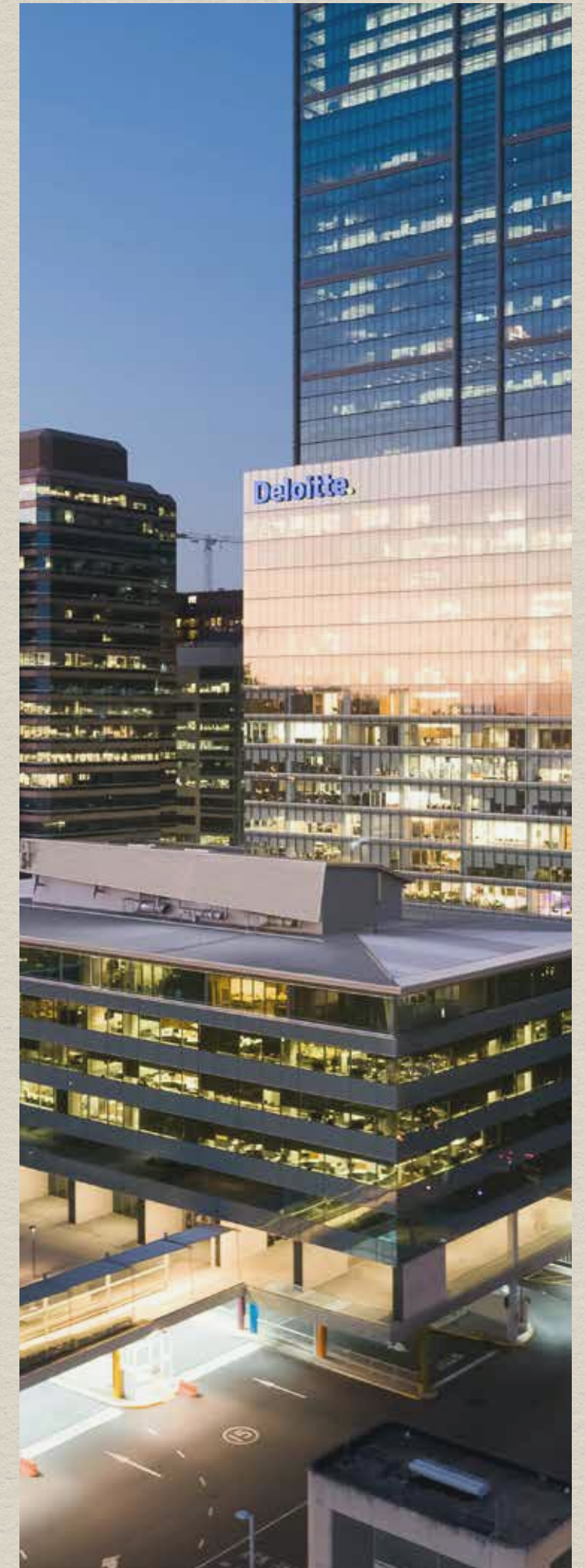


Inside and out. The best of both worlds for your business.

Between the Quay and the CBD

11 Mounts Bay connects to the Brookfield Place precinct providing numerous amenities for staff and visitors including bars, restaurants, cafe court, gym, childcare, fashion retailers and much more.

The building is well serviced with excellent transport links being located above the Elizabeth Quay Bus Port and adjacent to the Elizabeth Quay train station. It's only a short walk to buses on St Georges Terrace and the Perth Underground. The nearby Elizabeth Quay precinct also offers CAT services and ferry terminals along with cycle and pedestrian networks.



Our continued investment

Brookfield Properties has proactively invested in maintaining the experience at 11 Mounts Bay, including significant upgrades in 2024.

The recent building upgrades included brand new end of trip facilities; refreshed lobby arrival experience, and a bookable multi-purpose space on the ground floor.

The refreshed lobby experience provides a strong entry statement for the building, followed by a warm and welcoming invite with a lobby for visitors to dwell in a relaxed setting.

The new end of trip provides a premium tenant experience with expanded number of bike racks, showers and lockers.

The refreshed lobby experience provides a strong entry statement for the building.



New ground floor layout

Flexible spaces to suit your business needs. Bringing the best for the 11 Mounts Bay community.



Indicative only. Not to scale and subject to final design.

New arrival
experience



Brand new modern end of trip facilities



Bicycle Store / 81



eRideable Store / 12

eRideable (horizontal)



Lockers / 200

56 × male / 44 × female change rooms

80 × locker room / 20 × bike store lockers



Showers / 13

6 × male / 4 × female

2 × all gender / 1 × UAT

The new end of trip
provides a premium tenant
experience with more bike
racks, showers and lockers.



On site flexible conferencing and wellness space

Training / Seats: 32 pax



Boardroom / Seats: 16 pax



Seminar / Seats: 32 pax



Yoga / Mats: 12 pax



Not to scale and subject to final design.

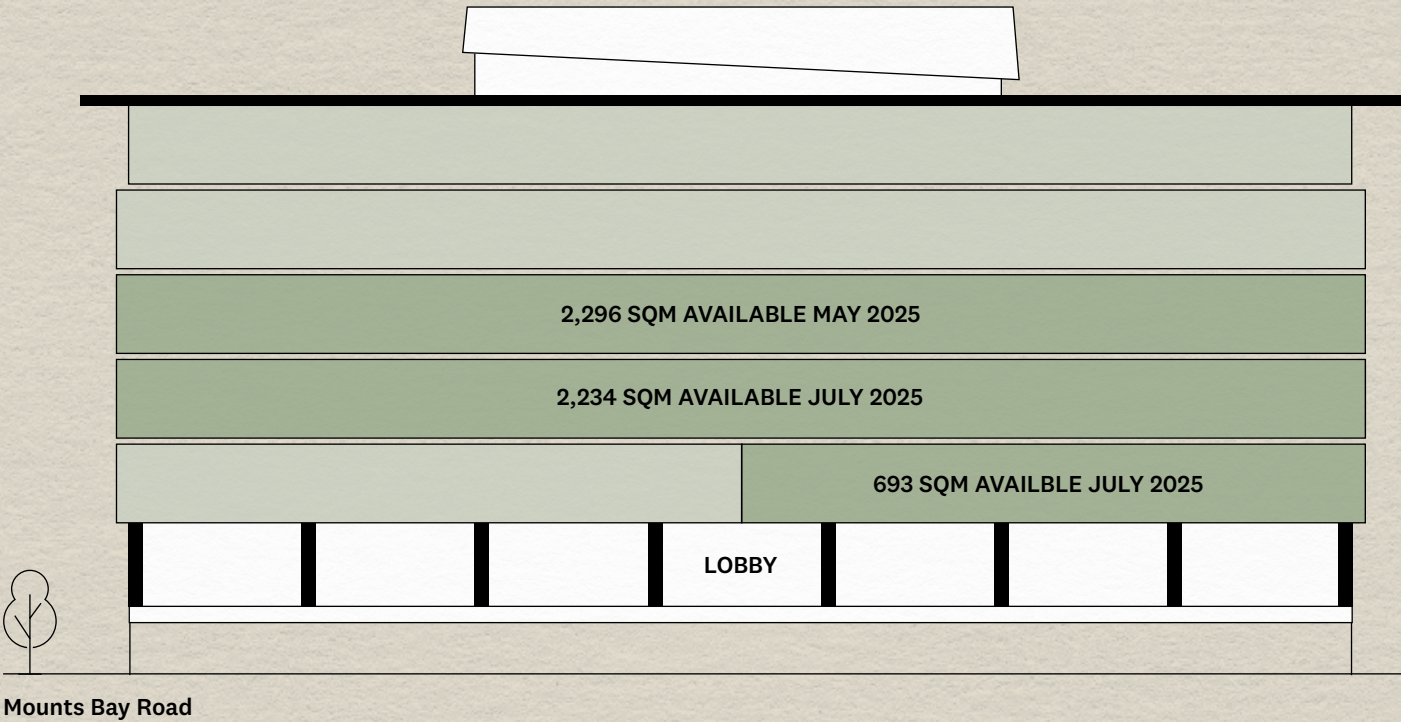
Flexible spaces
to work with your
office space



High quality existing fit-outs.
Tenancies available from
693 sqm up to 5,223 sqm.

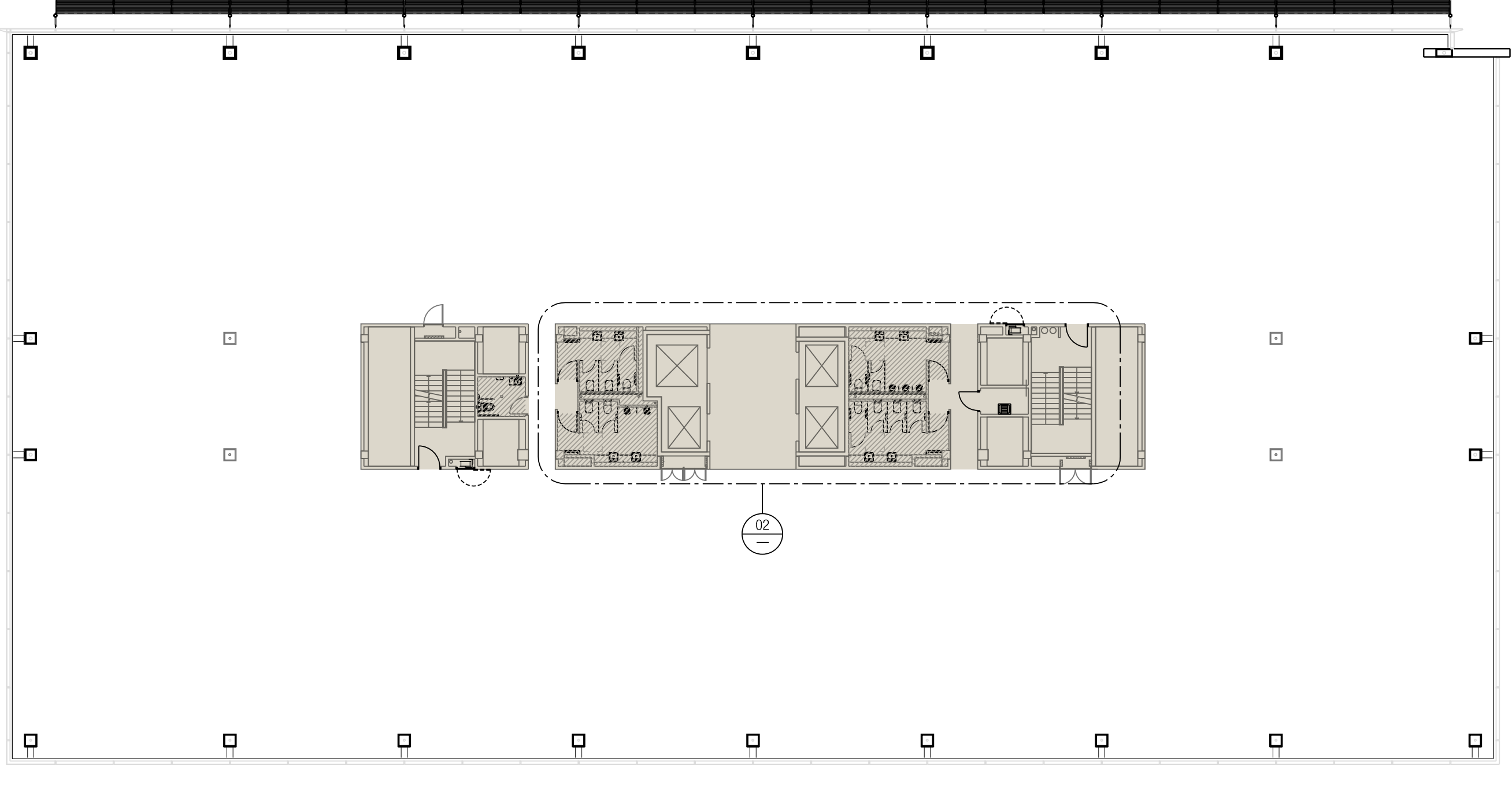
Level	Office NLA sqm	Available space sqm
Level 05	2,106	-
Level 04	2,296	-
Level 03	2,296	2,296
Level 02	2,234	2,234
Level 01	2,218	693
Ground	-	-
	11,150	5,223

One of the largest
floor plates in the
Perth CBD



Not to scale.

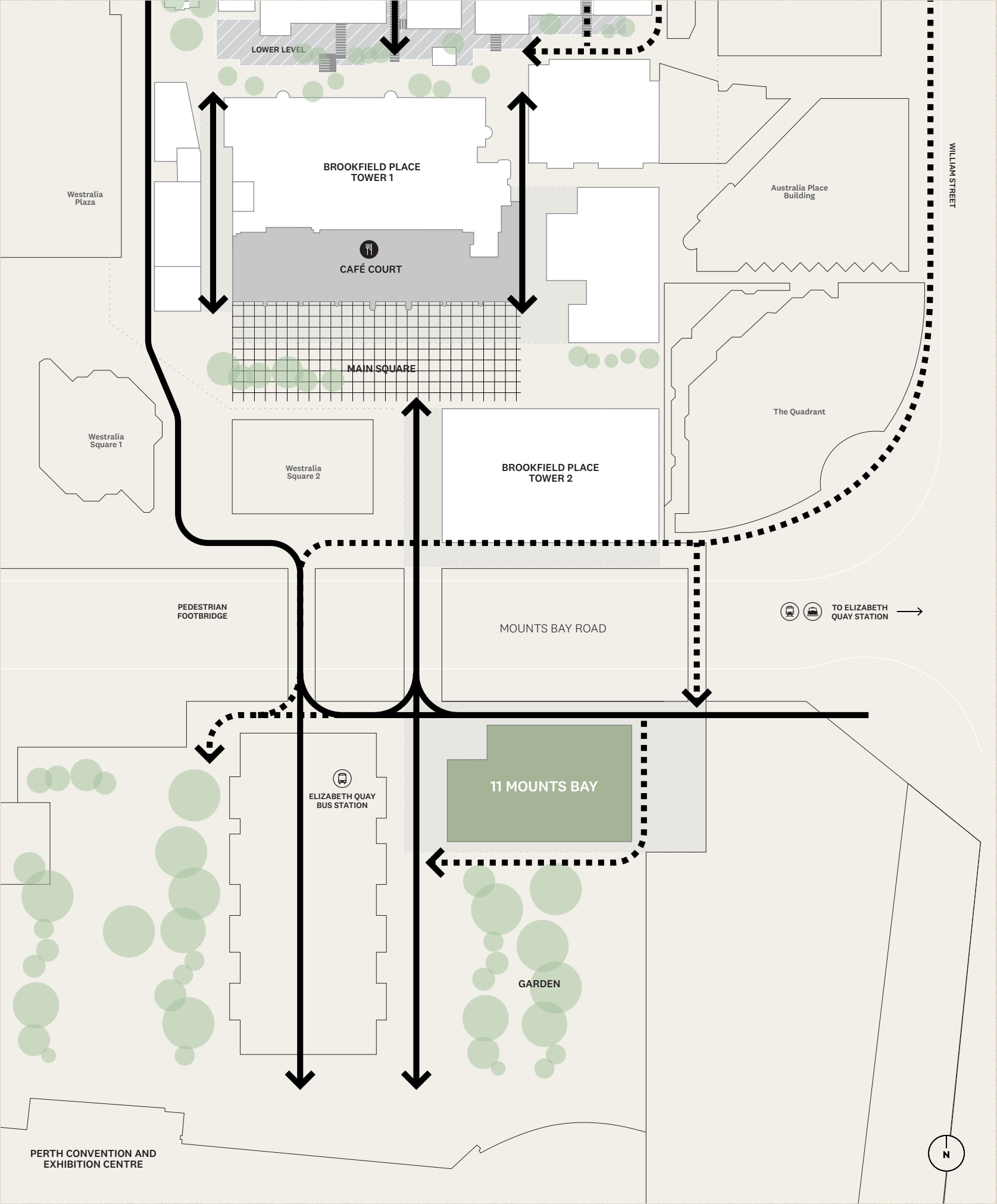
Typical workflow



Floor area 2,106 sqm - 2,296 sqm
Not to scale.

Site map

-  Elizabeth Quay Bus Station / 50m
-  Elizabeth Quay Train Station / 50m
-  Brookfield Place / 100m
-  Elizabeth Quay / 150m
-  Garden facilities bookable for tenant events / 1m

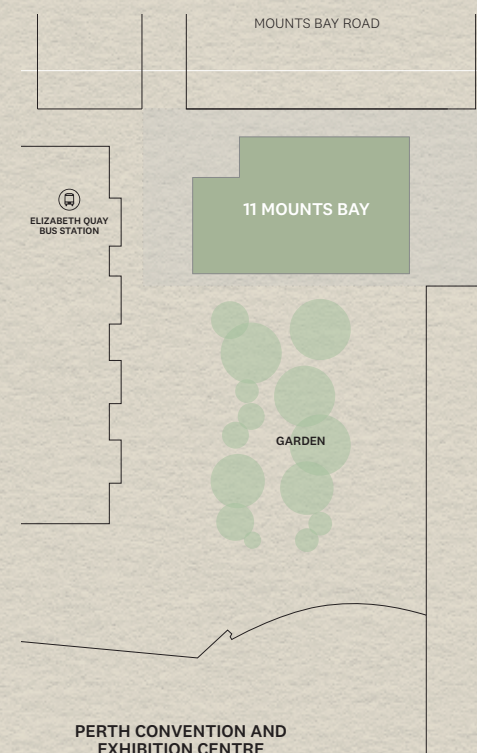


Bringing space to life

We pride ourselves on making special places happen.

In our offices, going to work never feels routine because the amenities we deliver are just as exceptional as the places we create – and it shows in our tenant satisfaction surveys.

We've been committed to providing free cultural events and artistic displays for our tenants and communities for more than 30 years.



Delivering a diverse annual calendar of events.

By presenting a calendar of events which support wellbeing, arts and culture, diversity, sustainability and the communities in which we operate, our placemaking activities enliven our spaces and support our people.



Creating a sustainable future

Brookfield Properties recognises that sustainable practices not only lower operating costs — they're also a critical component in protecting our planet.

Respect for the environment is embedded into all aspects of our operations, from conserving energy, to managing resources, to reducing waste. And ultimately, this commitment to sustainability proves time and again that building responsibly doesn't mean compromising value.

We are working towards Net Zero emissions for the base building and aligning our approach to the Australian Climate Active Standard for Carbon Neutral Buildings. Brookfield Properties is open to targeting Net Zero by the end of 2025 for 11 Mounts Bay Road.

11 Mounts Bay sustainability ratings

5 Star NABERS Energy rating

4 Star NABERS Water rating

6 Star NABERS Indoor Environment Quality rating

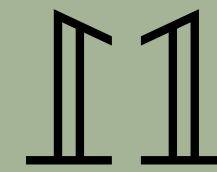
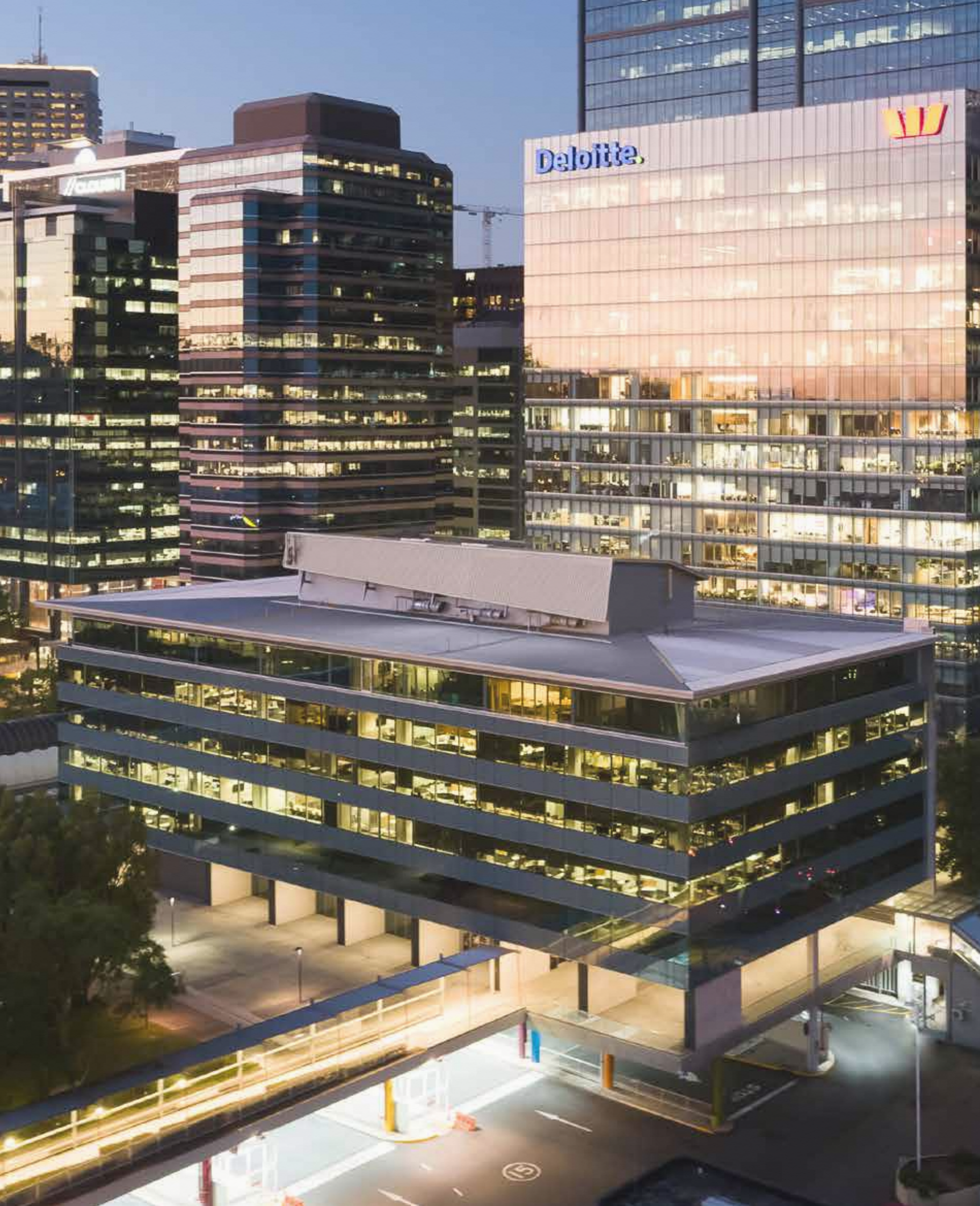
4 Star Green Star Performance rating



Everything you need to know

Architectural	PCA standard building quality	PCA ‘Grade A’ (2019)
	Building size	11,150 sqm NLA
	Typical floor size	2,106-2,296 sqm
Environmental	Current environmental ratings (base building)	5 Star NABERS Energy rating 4 Star NABERS Water rating 6 Star NABERS Indoor Environment Quality rating 4 Star Green Star Performance rating
	Energy and water sub metering	Provided in accordance with PCA A Grade and NABERS requirements
	Waste	Waste Management strategy implemented to reduce operational waste to landfill and to identify smart strategies for tenant waste recycling and ongoing electronic waste management
Lifts	Passenger lifts	PCA Premium Grade (2019), 4 passenger lifts with one lift configured as a shared goods, passenger and emergency lift. When used as a goods lift it has the capacity of 2024kg as per PCA Premium Grade (2019) requirements
	Lift design density	1:12 as per PCA Premium Grade (2019) requirements
	Waiting interval	Average waiting time of less than 25 seconds during the up peak traffic condition as per PCA Premium Grade requirements
	Handling capacity	Greater than 14% based on building population of 1 person per 12 sqm consistent with PCA A Grade requirements

Stand-By Power - Base Building	Back up power	Generator power to support ground floor and essential mechanical and lift services
Electrical	Power	Submains at 50 VA / sqm
	Lighting	High efficiency fluorescent luminaries twin T5 28W units with parabolic diffusers
	Lighting control	Lighting control system includes motion sensors programmed through the BMS System
Hydraulics	Water fittings	Water efficient flow restrictors fitted to base build taps.
	Water supply	Potable water only, no non-potable water systems in the building.
Mechanical	Central plant	Centralised air handling plant with low temperature VAV system zone.
Building Management	Type	A computerised Building Management System (BMS) used to automatically control, monitor and provide alarms for the nominated building services
	Management personnel	Dedicated Brookfield Properties onsite Management Team
Communications	Tenant data risers	1 dedicated shared tenant riser provided
	Master Antenna Television (MATV)	Provided in the riser on each floor



ELEVEN

MOUNTS BAY

Leasing

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