

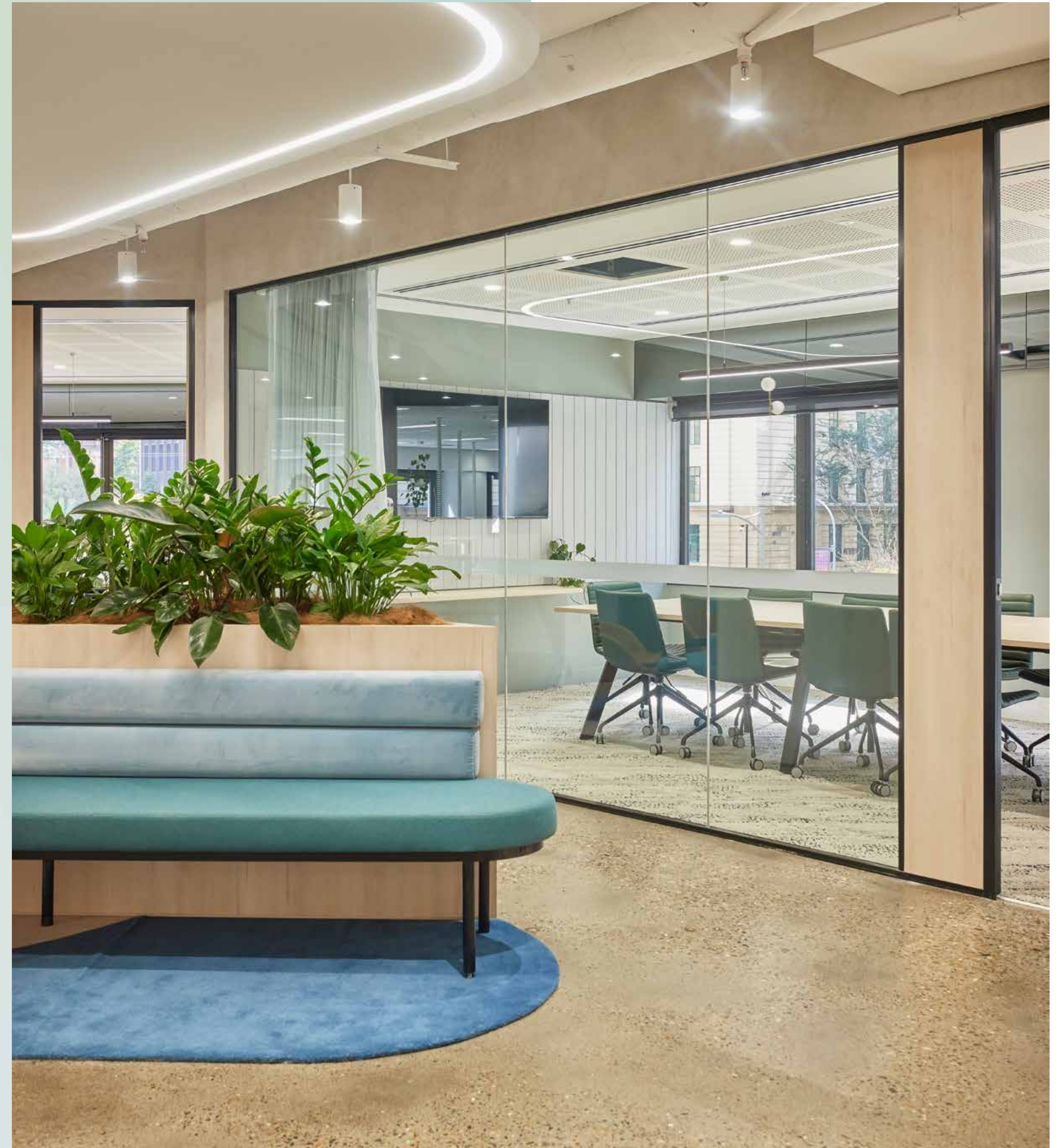
# 215

Adelaide  
Street.

*Elanor*

**A business hub at  
the centre of it all.**

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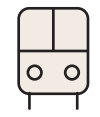


# Pioneering sustainability in the heart of Brisbane.

215 Adelaide Street.

Perfectly positioned in Brisbane's CBD, 215 Adelaide Street offers the best in location and sustainable design with a range of spaces available to suit a modern workforce.

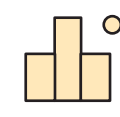
## Professional business hub inside and out



Centre of Brisbane's CBD with excellent transport links



Convenient dual access from Adelaide Street and Post Office Square



Sweeping views of the Brisbane CBD and beyond



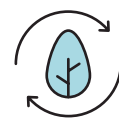
Immediate access to green space at Post Office Square



5.5-Star NABERS Energy Rating



New end-of-trip facilities



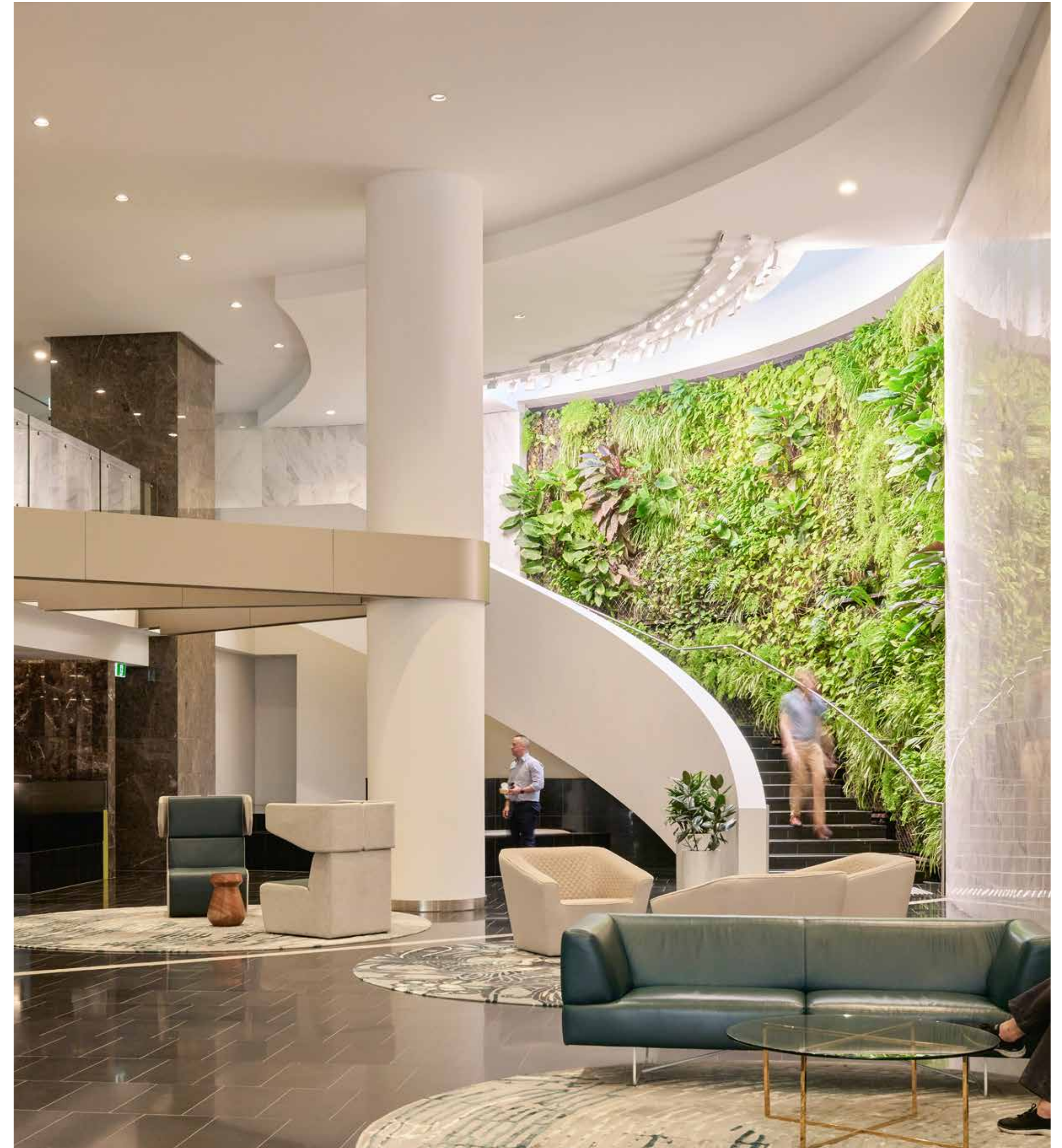
Best Sustainable Development – Existing Buildings Award (PCA)



Under new management with Elanor Investors - an experienced, long-term owner & manager



Contiguous floors available









# High-quality workspaces, with the location to match.

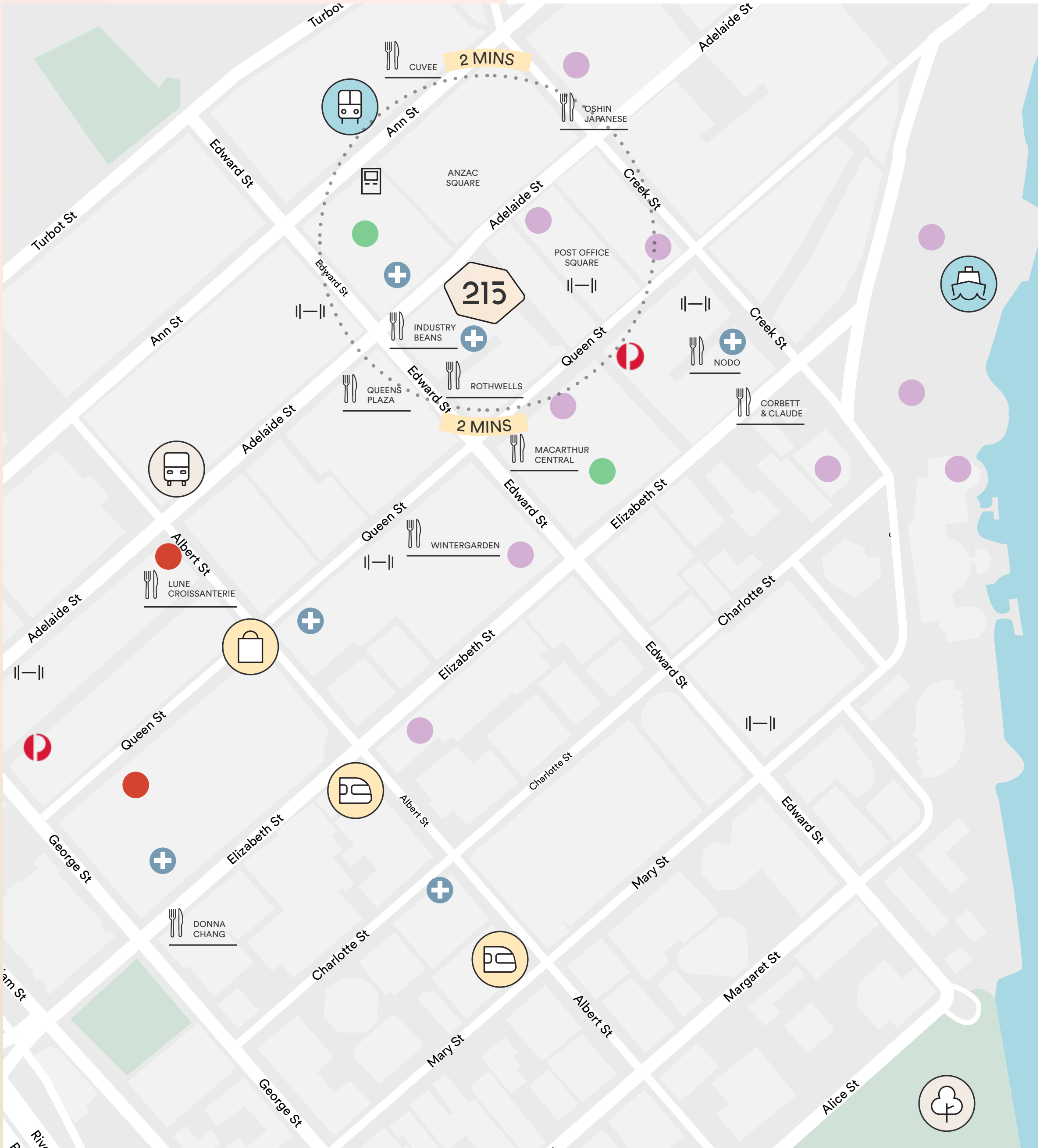
Centrally located next to Post Office Square and Anzac Square Gardens, 215 Adelaide Street is just a short stroll from public transport, shopping, and green spaces in the CBD.

215 Adelaide Street.

### Within walking distance of...

	Central Train Station .....	1 min
	Queen Street Mall .....	1 min
	King George Square Bus Terminal .....	3 min
	Riverside Ferry Terminal .....	8 min
	Cross River Rail Albert Street Station .....	8 min
	Botanic Gardens .....	10 min
<hr/>		
...	2 Minute Walking Distance .....	2 min

 Woolworths	 Restaurants	 Australia Post
 Coles	 Pharmacy	 Gym



# Transforming Brisbane.

215 Adelaide Street.

Brisbane is set to become an international destination with significant infrastructure upgrades and major projects well underway as the city evolves in the lead up to hosting the 2032 Olympic and Paralympic Games.

215 Adelaide is perfectly located to take full advantage of the easier commutes and world-class arts and entertainment hubs that these projects are set to bring.



## Cross River Rail's Albert Street Station

A short stroll to Albert Street Station once it opens its doors in 2024.



## Brisbane Live Precinct

Brisbane's new home of entertainment will see a 18,000 seat arena adjoin the Cross River Rail Roma Street Precinct.



## Queens Wharf

Set to open from April 2024, Queen's Wharf Brisbane will transform the CBD and river's edge into a world-class tourism and leisure destination including the new Neville Bonner Pedestrian Bridge.



## Brisbane Metro

With Stage 1 estimated to be completed in 2024, the Brisbane Metro project will be a key part of Brisbane's greater transport network, linking the city to the suburbs.

# Market-leading sustainability.

215 Adelaide Street.

215 Adelaide Street

215 Adelaide's green initiatives have delivered some exceptional results, including:

**5.5-Star NABERS**

Energy Rating

**Best Sustainable Development**

Existing Buildings Award, presented by Property Council of Australia

**4.5-Star NABERS**

Water Rating

**QLD Premier's Sustainability Awards**

Built Environment Finalist



Elanor Investors

Portfolio sustainability highlights:

**35%\***  
carbon neutral portfolio

**47%\***  
of portfolio has on-site solar power

**5.1-Star NABERS**  
Energy Rating average across the Elanor Commercial Fund

**The Smith Family**  
partnership supporting disadvantaged Australian students.

\* by sqm

# Bright spaces offset by a breathtaking backdrop.

215 Adelaide Street.

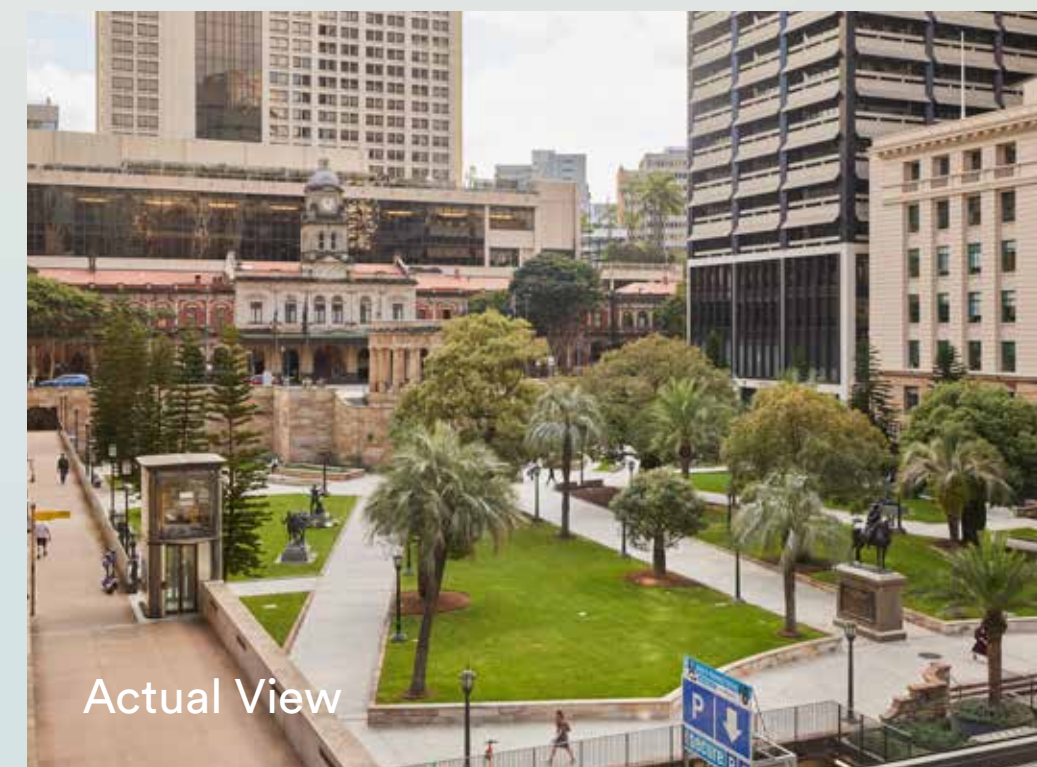
## Typical floor plan

- Central core maximising flexibility
- Panoramic views of Brisbane CBD, Post Office Square, Anzac Square and beyond
- Optimising natural light to create bright, welcoming spaces

Podium floor typical NLA	1,069sqm
Low rise typical NLA	925sqm
High rise typical NLA	952sqm



Typical high rise | 952sqm



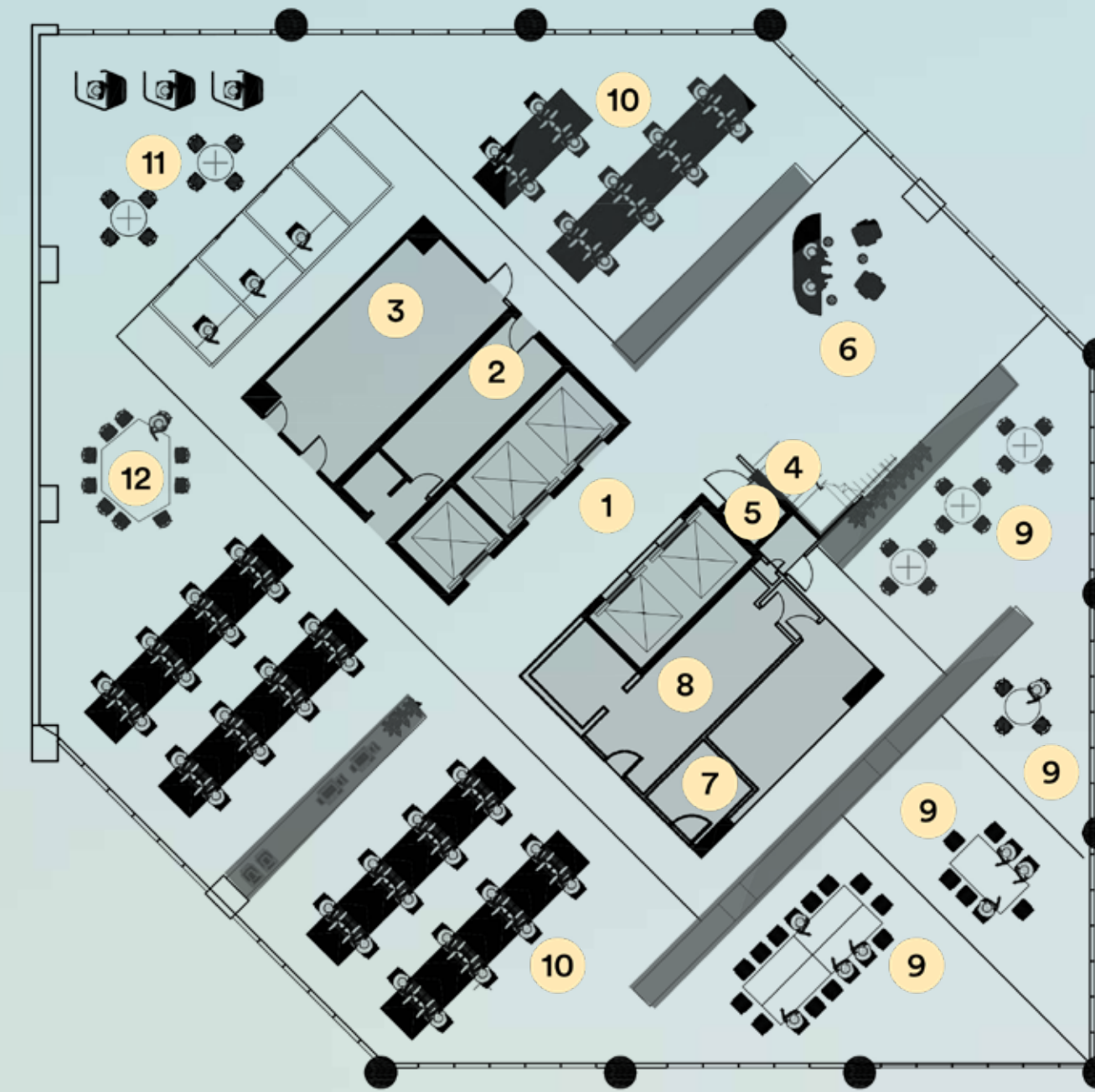


# The sky's the limit.

A unique opportunity exists for the top three floors, loft space and rooftop terrace to open up to nature and create a seamless connection with the outdoors.

- Elevated position with unparalleled panoramic views
- North-facing terrace opportunity overlooking Brisbane CBD
- Existing interconnecting stairs throughout tenancy
- Rare rooftop opportunity providing a level of exclusivity

Level 26	952sqm
Level 27	952sqm
Level 28	380sqm
Level 29	150sqm
<b>Total</b>	<b>2,434sqm</b>



## Level 27

Lift Lobby	1
Fire Stairs	2
Plant Room	3
Stairs between L27 - L28	4
Lift between L27 - L28	5
Greet/Reception	6
PWD	7
Amenities	8
Meet Zone	9
Work Zone	10
Quiet Zone	11
Collaborative Zone	12

## Level 28

Lift Shaft (No Access)	1
Fire Stairs	2
Plant Room	3
Stairs between L27 - L28	4
Lift between L27 - L28	5
Stairs between L28 - L29	6
Amenities	7
Plant and BMU Parking	8
Terrace	9
Raked Ceiling	10
Awning	11



Reference images only.





# Elevate your workday commute.

215 Adelaide Street's new end-of-trip facilities offer a considered design with high-end finishes and a range of facilities - elevating your pre and post-work rituals.

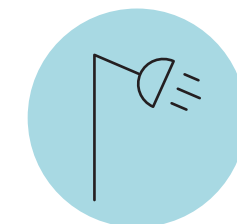
State-of-the-art end-of-trip facilities include:



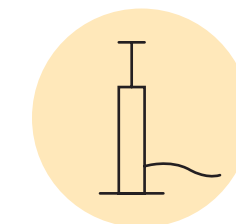
264  
Lockers



132  
Bike racks



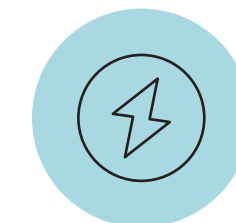
14  
Showers



Bike pump and  
maintenance station



Towel service and  
hair dryers/straighteners



E-scooter  
charging stations



# Meet Elanor Investors Group.

215 Adelaide Street.

Established in 2009, Elanor Investors Group is an ASX-listed (ASX:ENN) Australian real estate funds management business, managing over \$6.4 billion in real estate investments across Australia and New Zealand.

The group's key real estate investment sectors are commercial office; healthcare; retail; industrial and hotels, tourism and leisure. Elanor's highly active approach to asset management is underpinned by delivering exceptional outcomes for customers and investors.



A differentiated multi-sector real estate funds management platform

**350,000sqm**

Commercial and healthcare portfolio

**\$50 m+**

Commercial and healthcare development pipeline

Key sectors

**\$6.4bn**

Funds under management

**\$2.4bn**

Retail

**\$2.6bn**

Office

**\$0.3bn**

Healthcare

**\$0.8bn**

Hotels, tourism, leisure

**\$0.3bn**

Industrial

# Contact.

215 Adelaide  
Street.

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