

# 348 EDWARD

More  
than  
you  
expected

Hines







More  
than  
you  
expected

Set in a tranquil parkland setting just 100 metres from Central Station, with views of the city from every floor, 348 Edward is a quality A-grade office building with panoramic views over the Brisbane CBD and beyond.

Brand new, plush turn-key suites on the top floor provide the ultimate location for businesses looking to step up.

The commanding corner location ensures easy access in and out of the city, and provides excellent exposure up and down Edward Street.

A view of the  
city from every  
floor, now that's  
more than you  
expected.

**KEY FACTS**

- / Typical floor plate of 880sqm
- / Views from every floor
- / Plush turn-key suites on the top floor
- / 100 metres from Central Station
- / Adjoining King Edward Park
- / Prominent, commanding corner site
- / A-Grade quality features and design







## Building overview

348 Edward Street is a quality A-grade building, featuring 15 levels with panoramic views over the Brisbane CBD and beyond.

The side core design delivers excellent efficiency, with an average floor plate size of 880sqm.

Featuring a double height glass foyer, with red cedar panels, revolving glass door and external glass elevators, the views out over the Brisbane CBD will be more than you expected.

- / NLA 11,488sqm
- / A-Grade quality features and design
- / Typical floor plate of 880sqm
- / 15 levels
- / Views from every floor
- / 131 car park bays, ratio of 1:88 per sqm/NLA
- / 46 bike cage
- / 100% back-up power for essential services only
- / CCTV monitoring throughout common areas
- / Floors secured by proximity access card



## REFURBISHMENTS

Since 2006, more than \$7 million has been spent upgrading and refurbishing the building.

- / Repositioning the ground floor lobby and retail offering
- / Refurbishing lift car interiors, panelling, screens and digital displays
- / On-floor lift foyers, featuring stone floors, Tasmanian oak walls, tenant and floor signage
- / On-floor bathrooms
- / 2 new cooling towers and brand new, energy efficient, chiller installed with 100% back up support from secondary chiller means minimal risk of downtime for air conditioning services



## SUSTAINABILITY

The current NABERS Energy rating for the base building is 1.0 Star which is driven by the building occupancy levels. An energy audit conducted in 2017 confirmed that the building is being run efficiently, and at full occupancy, its efficiency level is equivalent to that of a 5.5 Star rating.



**SUITE A**

98sqm

Suite A is black, edgy and modern with lots of black and dark timber finishes. White brick wallpaper breaks up these finishes and gives the space a point of difference.



**SUITE B**

229sqm

Suite B is bold and clean with soft blue accents. This is a fresh, open space with light timber and melamine workstations. A timber ceiling structure in the kitchen is a feature with hanging plants and concrete pendant lights.

For smaller businesses, plush suites are available on Level 15, fully furnished and ready to move into immediately.



“ OUR APPROACH TO THE DESIGN OF THE FOUR SUITES WAS TO CREATE A STRONG SENSE OF INDIVIDUALITY FOR EACH SPACE. WE WANTED TO CREATE SOMETHING MEMORABLE AND UNIQUE, WITH A STATEMENT PIECE FOR EACH SUITE.

Melina Bortolussi,  
Interior Designer Urban Group

**SUITE C**

263sqm

Suite C the largest suite and features a stunning view. Here the outdoors are brought in with weatherboard panelling, polished concrete flooring, red brick wallpaper, pebble-like carpet tiles and outdoor festoon lighting.



**SUITE D**

213sqm

Suite D is bright and fresh with a Scandinavian feel, accented with white, timber and cooler colours and white workstations.







# Whole Floor

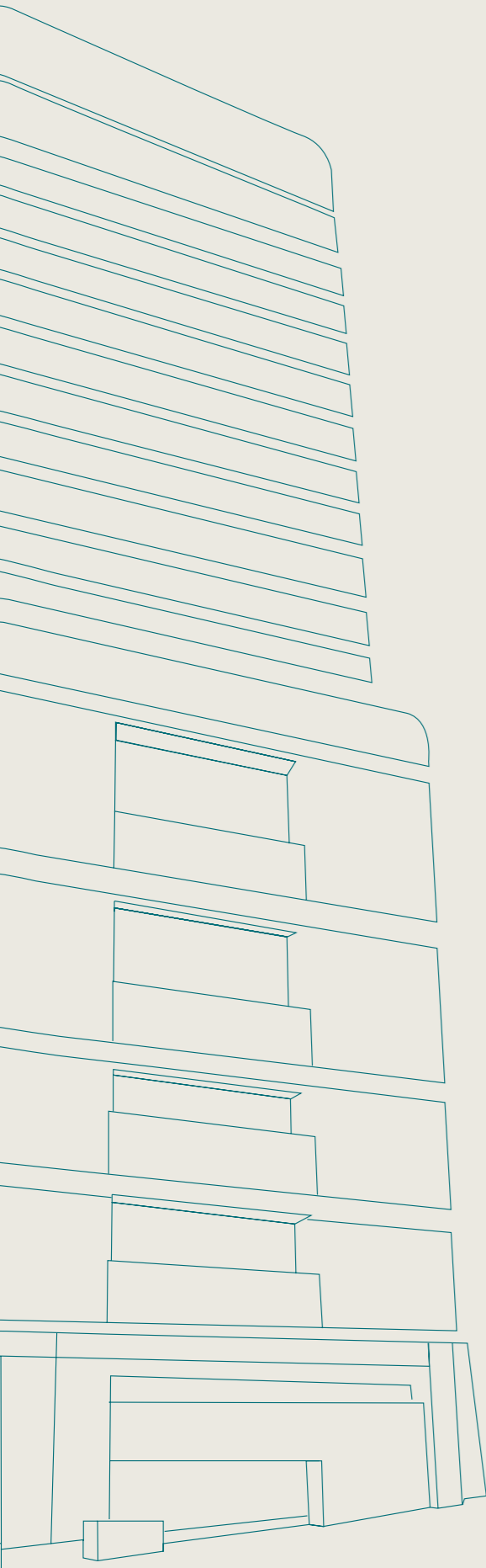
348 Edward offers flexibility for businesses of every size.

There is the opportunity for larger businesses to secure contiguous floors with interconnecting stairs.

Any business seeking connectivity and efficiency will appreciate what these floors have to offer.







Level 15	98sqm 229sqm 263sqm 213sqm	VACANT VACANT VACANT VACANT
Level 14	874sqm	QLD Sugar
Level 13	897sqm	IBM
Level 12	881sqm	VACANT
Level 11	880sqm	VACANT
Level 10	897sqm	VACANT
Level 9	897sqm	VACANT
Level 8	897sqm	VACANT
Level 7	881sqm	VACANT
Level 6	835sqm	IBM
Level 5	1084sqm	IBM
Level 4	856sqm	VACANT
LEVEL 3 – CARPARK LEVELS A & B -20		
Level 3	234sqm	Australia Sugar Milling Council
LEVEL 2 – CARPARK LEVELS C & D – 32		
Level 2	230sqm	VACANT
LEVEL 1 – CARPARK LEVELS E, F & G – 46		
Level 1	175sqm	Lendex Group
GROUND – CARPARK LEVELS H & I -33		
G	73sqm	Sam's Trading Coffee Shop



## Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 189 cities in 20 countries. Hines has approximately \$96.5 billion of assets under management, including \$48.5 billion for which Hines provides fiduciary investment management services, and \$48 billion for which Hines provides third-party property-level services.

The firm has 114 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,206 properties, totaling over 390 million square feet. The firm's current property and asset management portfolio includes 533 properties, representing over 213 million square feet.

With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organisations in the world. Visit [hines.com](http://hines.com) for more information.



## Location

Positioned at the top of Edward Street, 348 Edward combines a tranquil parkland setting with easy access to the CBD and transport options.

Entry to Central Station is 100 metres away, with Queen Street Mall just a two-block stroll.





Directly across the road, there is a host of exciting new retail and dining options for lunch on the run or meetings with clients.

Adjoining the building is the picturesque King Edward Park, providing a peaceful setting for a quiet lunch, or the perfect spot for some yoga or exercise.





The prominent corner location provides easy access in and out of the CBD in all directions, linking Turbot, Wickham and Edward Streets.

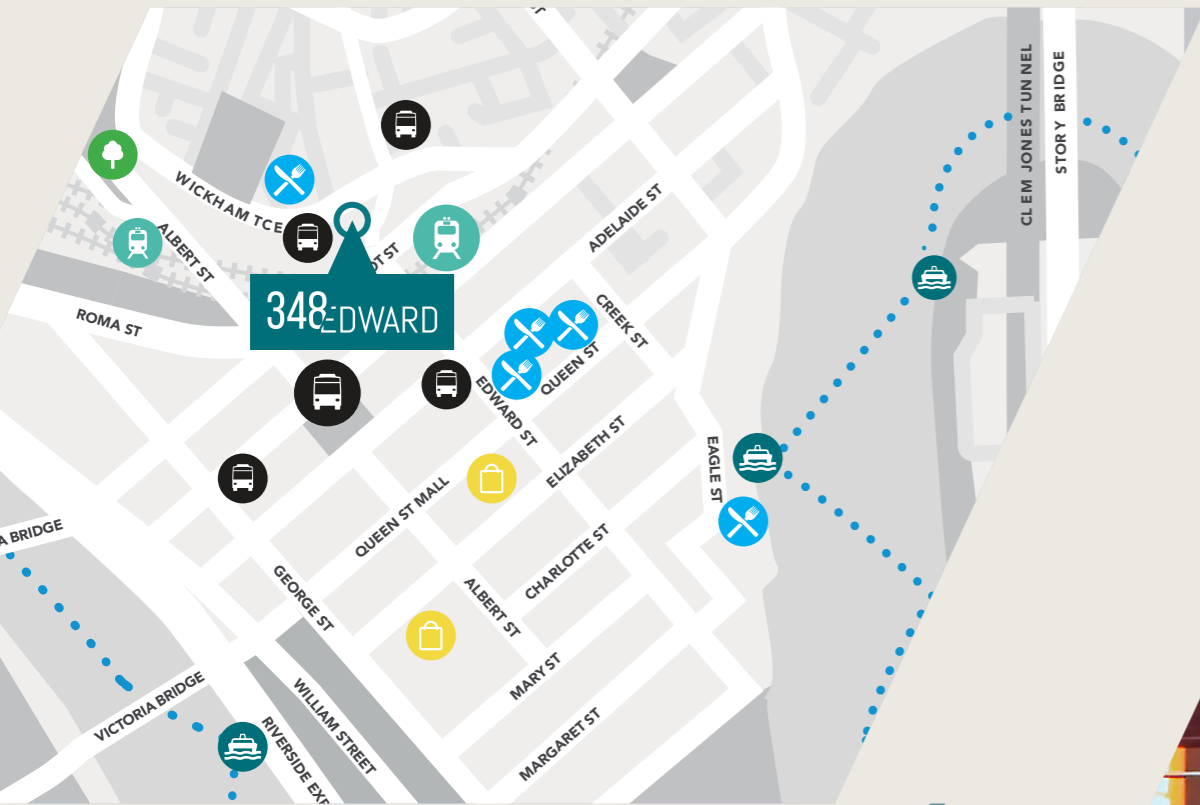
This prime position is one of the highest sites within the Brisbane CBD, offering panoramic views over the CBD, parklands, Brisbane River and beyond. With a direct line of sight down Edward Street, 348 Edward offers excellent exposure and is clearly visible up and down Edward Street.

### Transport

	Central Station	100 metres
	Roma Street Station	400 metres
	King George Square Bus Station	300 metres
	Riverside Ferry Terminal	800 metres

### Retail and dining

	Santa Monica	190 metres
	Metropole	200 metres
	Queen Street Mall	600 metres
	Jamie's Italian	290 metres







**John McDonald**  
State Director - QLD

☎ 07 3002 8847

📱 0417 750 559

✉ JMcDonald@savills.com.au

## CBRE

**Michael Skarparis**  
Manager, Advisory & Transactions - Office Leasing

☎ 07 3833 9892

📱 0405 038 146

✉ michael.skarparis@cbre.com.au

**Disclaimer**

The statements in this document are based on information which we consider to be reliable. This document does not, however, purport to be comprehensive or free from error, omission or misstatement. We reserve the right to alter any opinion or evaluation expressed herein without notice. Statements presented concerning investment opportunities may not be applicable to particular investors. Liability for all statements and information contained in this document, to the extent permissible by law, excluded.