



THE
GARDEN
OFFICE PARK

LEASING OPPORTUNITIES

2021



THE GARDEN OFFICE
PARK OCCUPIES A
GATEWAY POSITION
WITHIN THE HERDSMAN
BUSINESS PRECINCT.

CLICK BELOW TO FIND OUT MORE

MARKET LEASING
INCENTIVES APPLY



OPPORTUNITIES

BUILDING	LEVEL	AREA (SQM)	ASKING RENT	OUTGOINGS	AVAILABILITY	FIT OUT
Building B	1	250-594	\$395/sqm	\$140.07/sqm	Immediate	To be presented fully refurbished with brand new carpets, ceilings and lighting
Building B	G	323	\$395/sqm	\$140.07/sqm	Immediate	Brand new spec fitout
Building C	G	113.4	\$375/sqm	\$163.46/sqm	Immediate	Brand new spec fitout coming soon

Car parking rates from \$160 + GST per bay per month.



ABOUT THE GARDEN OFFICE PARK

THE GARDEN OFFICE PARK IS PERTH'S ONLY GENUINE OFFICE PARK SET ON 2.1 HECTARES OF LAND OFFERING AN UNPRECEDENTED ARRAY OF TENANT FACILITIES.

The Garden Office Park offers amenity, affordability and an attractive location for corporate tenants and their staff. The grounds are extensively landscaped with picturesque gardens surrounding a relaxing watercourse, fountain and pond. The public space ambiance and calibre of the international and nationally based tenancy profile is second to none.

This outstanding development currently comprises five separate buildings providing 16,800 square metres of A grade office accommodation.

BUILDING	LEVELS	TOTAL AREA
Building A	2	2,017sqm
Building B	2	2,318sqm
Building C	5	5,833sqm
Building D	4	4,855sqm
Building E	2	1,786sqm
Total		16,800sqm

All quoted areas are approximate.

ACCESS & EXPOSURE

THE GARDEN OFFICE PARK IS LOCATED CLOSE TO THE MITCHELL FREEWAY, 400 METERS FROM GLENDALOUGH TRAIN STATION AND IS ONLY A 11 MIN DRIVE FROM PERTH CBD, WEST PERTH AND SUBIACO.

The complex has three street frontages to Scarborough Beach Road, Harborne Street and Walters Drive.

LOCATION & EXPOSURE

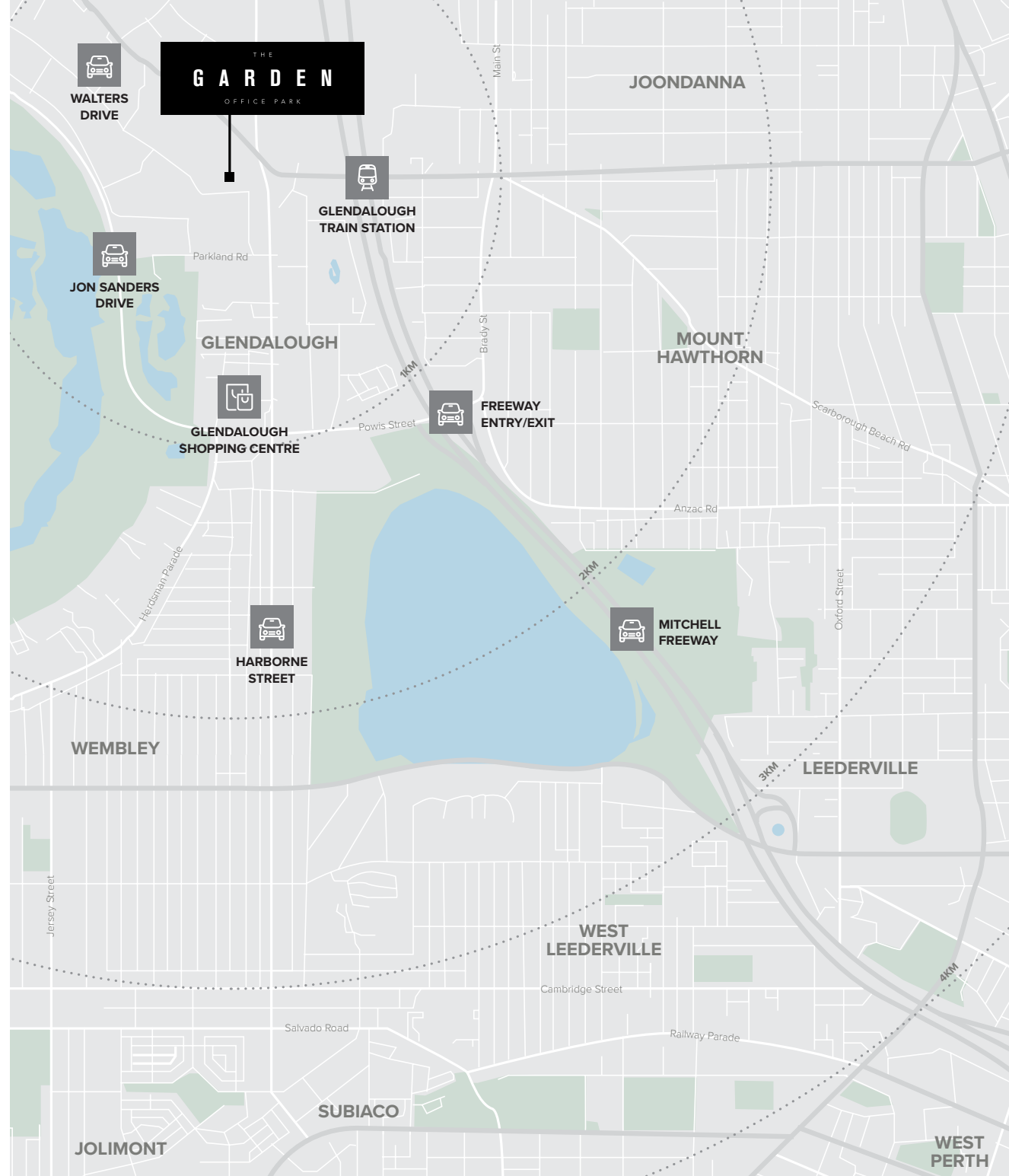
The Garden Office Park is located in the highly sought-after Herdsman Business Precinct, close to the Mitchell Freeway affording convenient access both north and south of the river. The Mitchell Freeway on ramps linking with the Graham Farmer and Kwinana Freeway are easily accessible and the Park is a hassle free 6.5 kilometres to West Perth, Subiaco and the Perth CBD.

TRANSPORT

Located an easy walking distance of 400 metres from the Glendalough Train Station, The Garden Office Park is serviced regularly by a high frequency shuttle bus and is on the main bus transport route via Scarborough Beach Road and Harborne Street from the northern, western and eastern suburbs.

SIGNAGE OPPORTUNITIES

Excellent signage opportunities are available with exposure to an average of over 25,000 cars passing Scarborough Beach Road per day.



FIRST CLASS FACILITIES

THE GARDEN OFFICE PARK OFFERS AN UNPRECEDENTED ARRAY OF TENANT FACILITIES INCLUDING:



MANAGEMENT

Full time on-site management team available.



SECURITY

Building security access control system with CCTV recording and after hours mobile security officer patrols.



PARKING

Open

\$160.00 per car bay per calendar month plus GST.

Undercover

\$199.50 per car bay per calendar month plus GST;

Car parking in the Herdsman Business Precinct is currently FBT exempt. The Garden Office Park offers two hours free visitor and client undercover parking. Visitor and tenant parking for approximately 671 vehicles is provided onsite



HELP DESK

24/7, seven days a week Help Desk service.



CONFERENCE FACILITIES

The fully equipped Conference Centre can accommodate up to 100 people and can be configured to meet individual requirements.



ALFRESCO CAFE THE OTHER OFFICE

The licensed Alfresco poolside cafe, open Monday to Friday from 7.00am to 4.00pm, offers a range of dine-in or take away services, boardroom and conference centre catering, seating 30 indoors and 50 in the alfresco area.



WELLNESS & AMENITIES

THE GARDEN OFFICE PARK OFFERS A PERFECT BLEND OF AMENITIES TO SUIT BUSINESSES WITH A FOCUS ON WELLNESS FOR THEIR EMPLOYEES:



TENANT GYMNASIUM

The air-conditioned Gymnasium is available to all tenants 24 hours a day, 7 days a week. It offers a full range of modern equipment that will complement anyone's workout regime.



SWIMMING POOL

The 20-metre swimming pool is a unique feature in the Park and offers tenants a relaxing and perfect place to unwind with workmates, a peaceful escape from their day-to-day routine, undertake an exercise program or stage a social sundowner.



THE MOST COVID SAFE OFFICE IN WA

With its open gardens, campus style offices, multiple entry points and wellness offerings, The Garden Office Park has positioned itself as Western Australia's premier office park when it comes to keeping COVID safe.



END OF TRIP

A brand new end of trip facility providing security access controlled parking for 41 bicycles plus 44 secure rider lockers, shower facilities and a bicycle service bay.



TENNIS COURT

The fully lit tennis court provides tenants with an opportunity to practice a game or enjoy a social break from the office and can be booked for after-hours use.



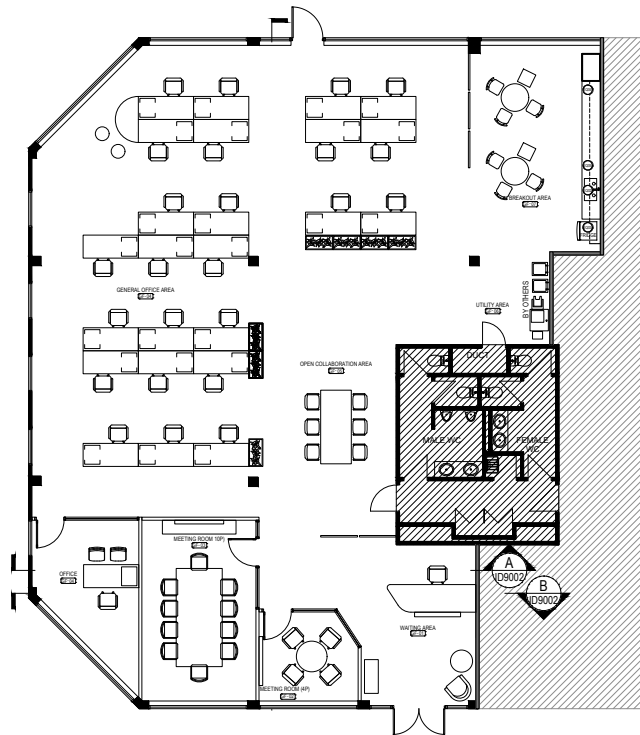
GARDENS

Beautifully landscaped gardens with pop up furniture offering a relaxing setting for lunch breaks.



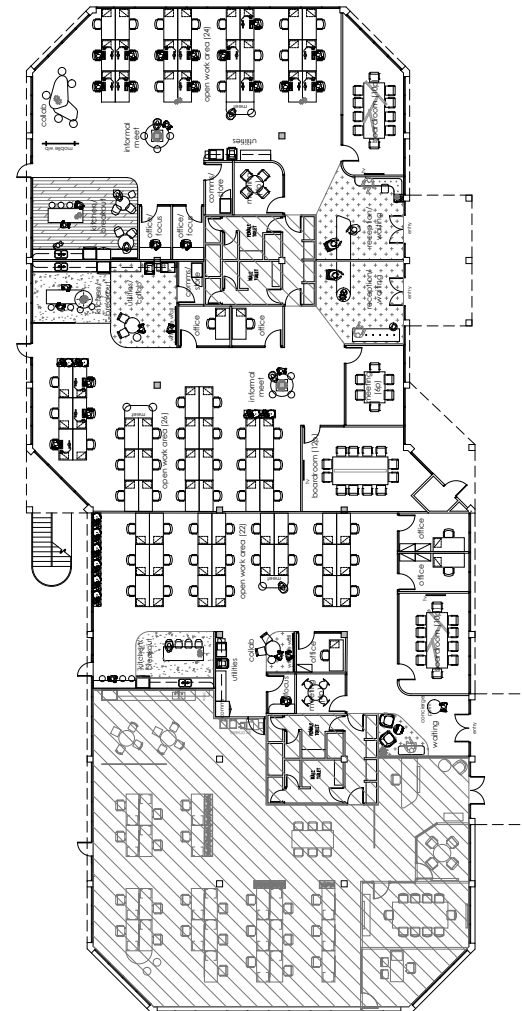
BUILDING B FLOOR PLANS

GROUND 323SQM



ITEM	QTY
Reception	1
Boardroom	1
Meeting Room	1
Office	1
Workstations	24
Collaboration	1
Utility	1
Breakout	1
Total Staff	25

LEVEL 1 574SQM



SUITE 1 256SQM

ITEM	QTY
Reception	1
Meeting Room	2
Office	3
Workstations	22
Utility	1
Breakout	1
Total Staff	25

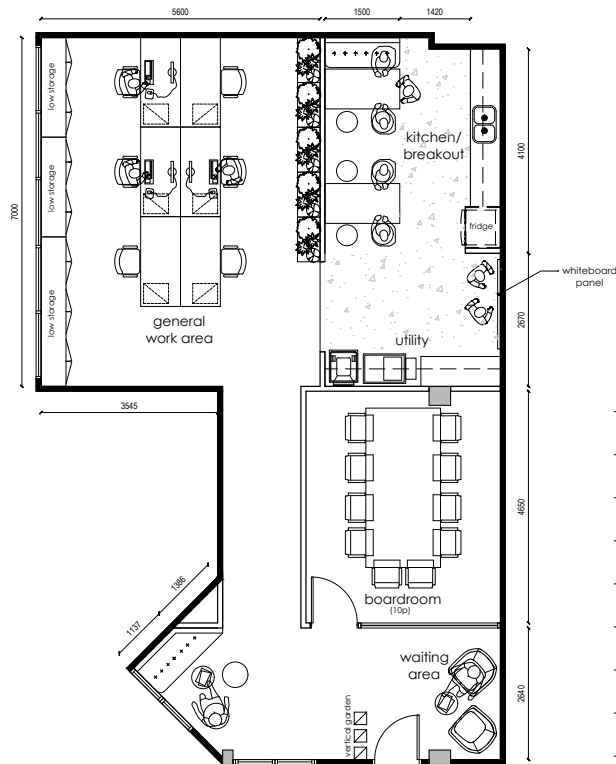
SUITE 2 290.9SQM

ITEM	QTY
Reception	1
Meeting Room	2
Office	2
Workstations	26
Utility	1
Breakout	1
Total Staff	29

SUITE 3 280.8SQM

ITEM	QTY
Reception	1
Meeting Room	2
Office	2
Workstations	24
Utility	1
Breakout	1
Total Staff	27

BUILDING C FLOOR PLANS GROUND 113.4SQM



ITEM	QTY
Boardroom	1
Waiting	1
Office	1
Workstations	6
Utility	1
Breakout	1
Total Staff	7



THE
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FOR ALL LEASING ENQUIRIES
PLEASE GET IN TOUCH WITH THE BELOW:



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