

The Workplace *for* Fresh Thinking





The Vision

‘Healthy, vibrant, modern spaces to inspire fresh thinking and growth.’

A new way to work in the city

Welcome to 120 Edward Street, the living, breathing heart of Brisbane. Connect with nature and breathe in the city in workspaces designed to refresh the corporate experience.

120 Edward Street is a living, working ecosystem where productivity and purpose are energised by cool, green spaces. A light, bright, fertile oasis to inspire performance and wellbeing, in equal balance.





The Spaces

We believe happy, healthy people perform at their peak



The Courtyard

A lush, outdoor forecourt to recharge the senses.

Press pause on the day with a fresh juice in an open-air landscaped courtyard.



The Lobby

A green wall that sets the scene for fresh thinking.

Informal break out spaces with designer seating to take a call or host a meeting.

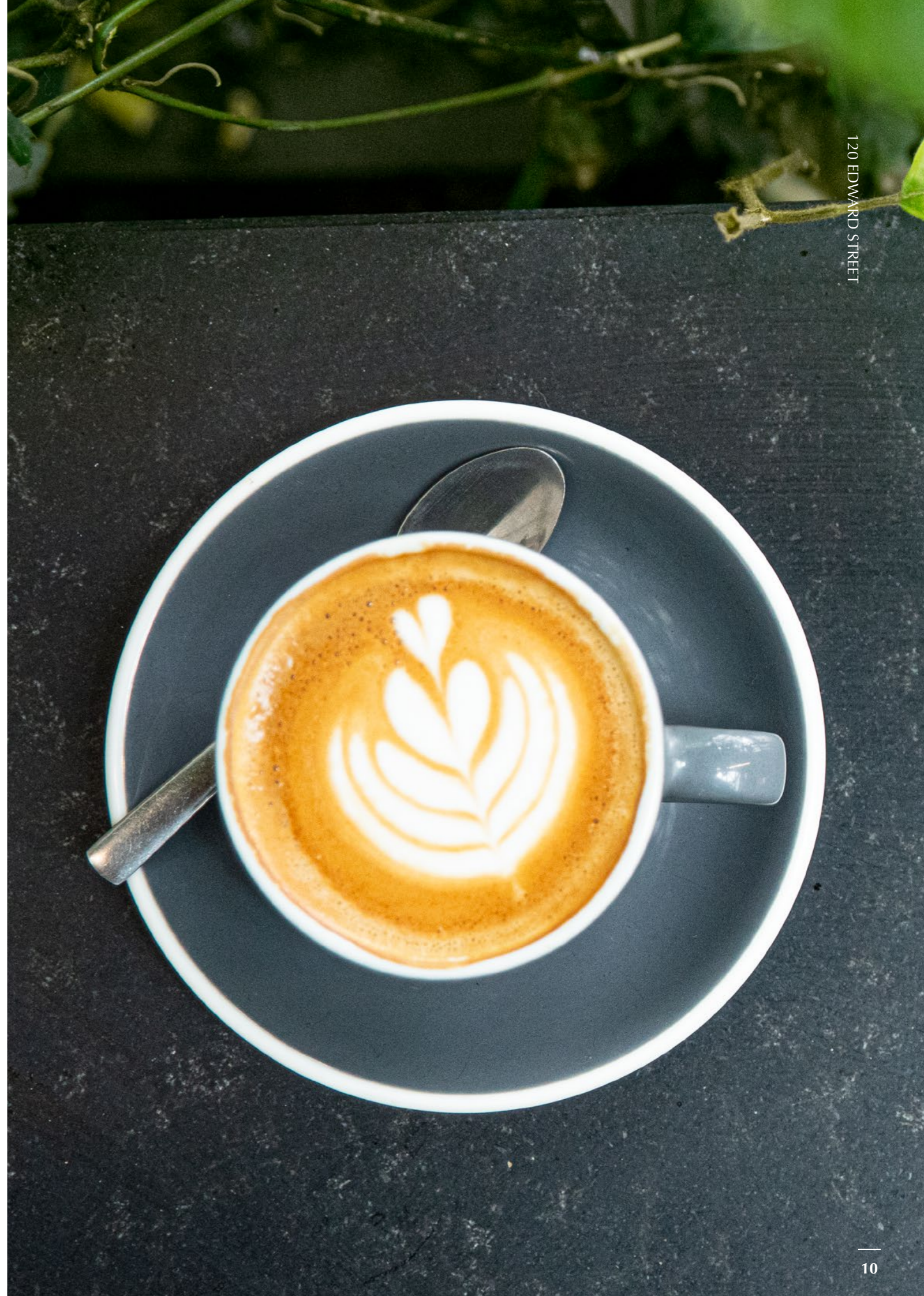
The Spaces



The Cafe

Healthy choices to inspire wellbeing.

Single origin coffee, pressed juices and a range of freshly prepared meals and snacks to fuel your day.



The Location

Work life in balance

The Brisbane of today is defining itself by its clean, green, sustainable strategy; a city that is living and breathing its dedication to prosperity inspired by wellbeing and liveability.

120 Edward Street places occupants within a stroll, cycle or jog of Brisbane's subtropical outdoor attractions and seamless transport accessibility to make the most of the city and its lush surrounds.

Shopping

- 6. MacArthur Central 200m 🚶 03mins
- 7. Queen Street Mall 400m 🚶 05mins
- 8. Myer Centre 350m 🚶 04mins
- 9. Queen Plaza 300m 🚶 04mins

Lifestyles & Recreation

- 10. Botanical Gardens 600m 🚶 08mins
- 11. Southbank 1.8km 🚶 24mins
- 12. Good Life Gym 350m 🚶 05mins
- 13. Gallery of Modern Art 1.7km 🚶 21mins

Bars & Restaurants

- 14. Eagle Street Pier Dining 300m 🚶 04mins
- 15. Riverbar & Kitchen 270m 🚶 03mins
- 16. Massimo 400m 🚶 05mins
- 17. Howard Smith Wharves 1.2km 🚶 15mins
- 18. The Fantauzzo 1.2km 🚶 15mins
- 19. Felons Brewing co. 1.2km 🚶 15mins
- 20. Olive & Angelo 300m 🚶 04mins
- 21. Treasury Casino 700m 🚶 09mins

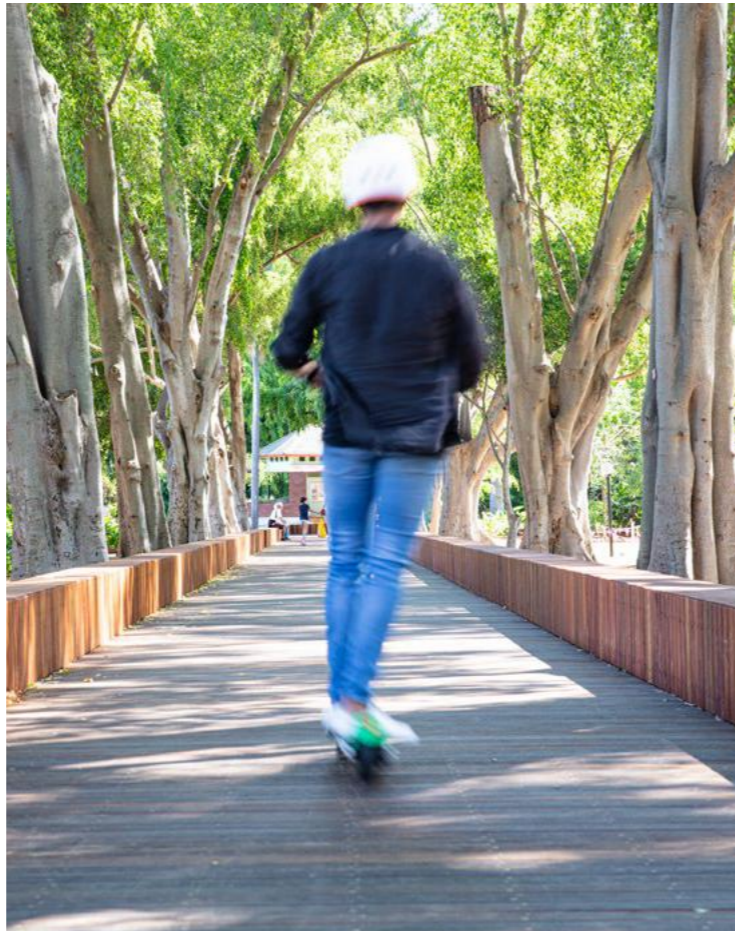
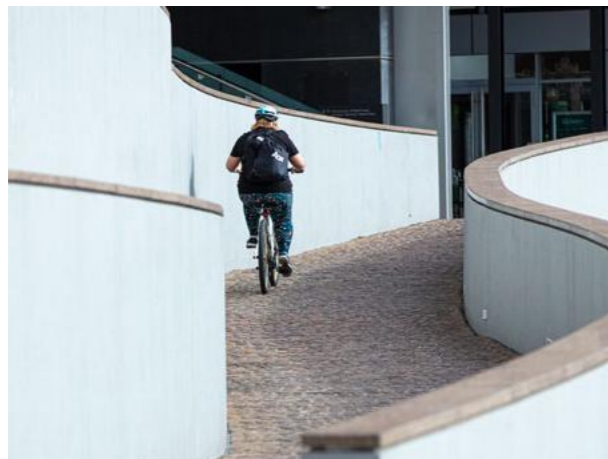
Connectivity

- 1. Central Railway Station 600m 🚶 07mins
- 2. Riverside Ferry CityCat 550m 🚶 07mins
- 3. Riverside Expressway 1.1km 🚗 06mins
- 4. Victoria Bridge 800m 🚗 06mins
- 5. Cross River Rail 280m 🚶 03mins



Lifestyle Attributes







The Building

Key Features

Heart of Brisbane

Located in the heart of Brisbane's midtown precinct, 120 Edward Street's frontage steps out to Brisbane's luxury retail and corporate districts.

Freshly Refurbished

Constructed in 2001 with refurbishments delivered from 2014 up to as recently as 2019.

Cyclist's Facilities

Brand new bike storage and fully fitted out changerooms with showers, fresh towels, ironing facilities and hairdryers to start your day looking and feeling great.

Tenancies

120 Edward Street is home to long-term corporate tenants, working across a range of sectors including finance, infrastructure, engineering, superannuation and human resource management.

Modern 18-Level Tower

Includes 18 levels of modern commercial office suites with flexible customisation opportunities to meet your business' needs.

Parking

Secure undercover parking available for tenants who wish to reward staff with the sought-after incentive of onsite parking.

Well Connected

Highly serviced by public transport with rail, bus and ferry accessible within minutes by foot, and the nearest bus stop just 50m from the front door.



Levels
18

Eighteen
Levels of Offices

30 Suites

4.5 star

NABERS
Energy Rating

100

Parking
Bays

7 levels

Open
Balconies

14,568 sqm

Office space

635 sqm

Retail space

955-969 sqm

Individual floor-
plate meterage

15,203 sqm

Total
Lettable Area



The Workplace

Fresh thinking

Clean, green spaces to work, meet and retreat.

Alive with possibility

Wellbeing matters, and has a proven impact on workplace performance. Enrich the working day with happy, healthy spaces and recharge the senses with abundant oxygen and vibrant, climate-regulating plant life.

A place to feel at home

Well executed lifestyle-inspired workplace design can create a culture of collaboration, ideation and overall productivity close space. Settle into the scene with modern, homely accents of natural timber and greenery. Unwind with private landscaped outdoor bar and barbeque facilities on balconies across several tenancies.

Open plan offices, flexible breakout spaces

Invigorating shared spaces to inspire focus and productivity. An extension of your office to meet, retreat, recharge or simply break up the workday with a change of scene.

Freshly-appointed end of trip facilities

Cyclists, walkers and joggers rejoice, with dedicated health club-style showering facilities with everything you need to integrate an active lifestyle into your work day. Fresh, fluffy towels, hair dryers and straighteners, hot iron and ironing board and generous mirrored powder room to prepare for the day ahead.







The Workplace



"120 Edward is very well appointed and provides excellent end-of-trip facilities. The building is well located on the verge of Queen Street mall, close to the Brisbane River, Botanical Gardens and a wide variety of eateries for those who enjoy a daily fix of caffeine!"

HESTA, residing tenant

The Lifestyle

Wellbeing at work

Plenty to feel good about

Premium Common Spaces

The working day at 120 Edward Street is uplifted by flexible shared indoor and outdoor spaces designed to enrich the daily experience. Designer furnished breakout spaces provide opportunities for informal team meetings, or a well-deserved break.

Wellness Area

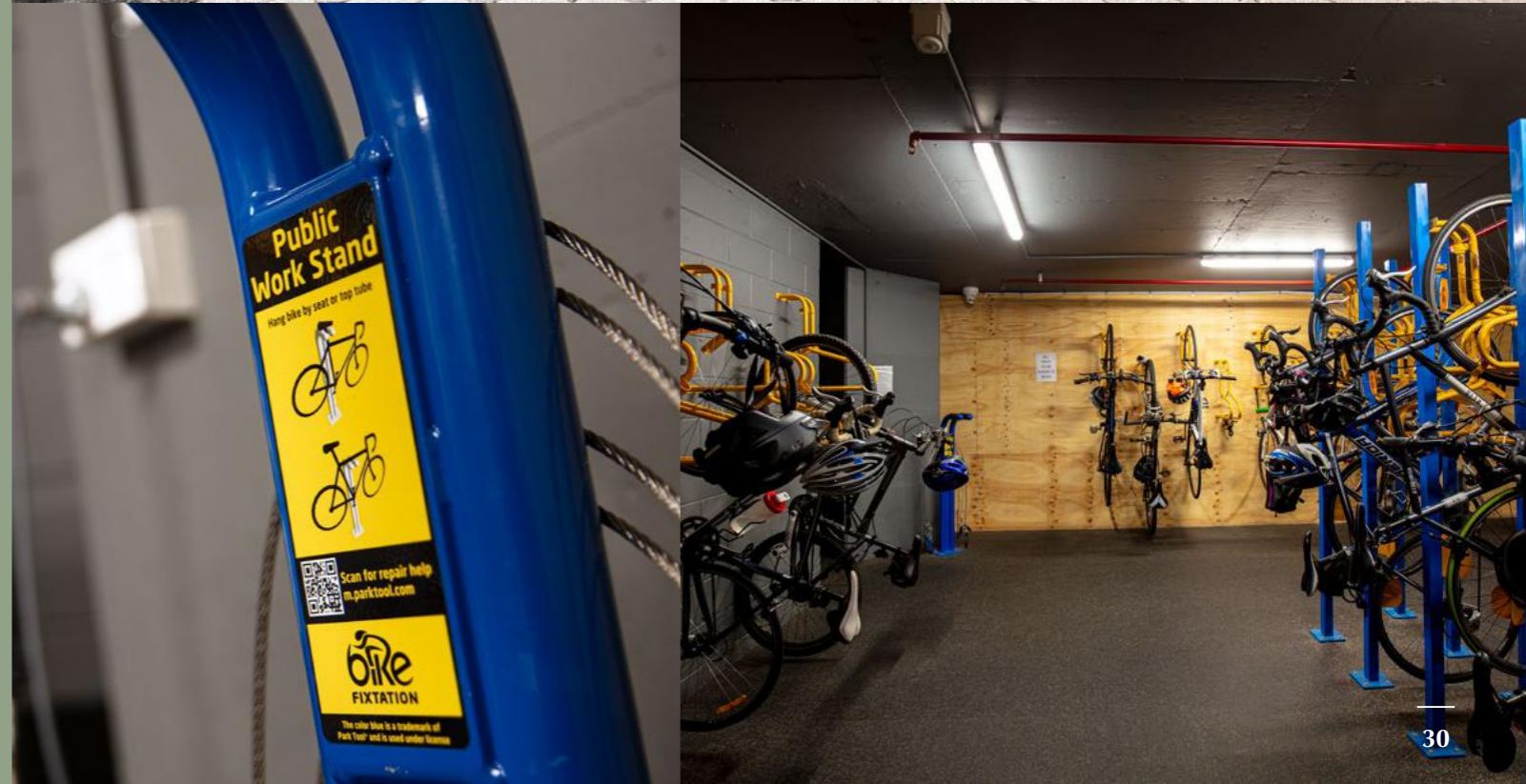
Bend, stretch and breathe at the 120 Edward Street wellness area; a light-filled multi-purpose studio ready to inspire flexibility of mind and body.

Get Active

Thoughtfully appointed cyclist's changeroom, showering and locker facilities make it more convenient than ever to get active by cycling or jogging to work.

Nearby

From local artisanal eateries upping the ante with fresh, healthy options to lush botanical gardens just a stroll away, your central Brisbane base at 120 Edward Street will give you plenty to feel good about.



The Lifestyle



Meet the Team

In good hands



Cornerstone Property Services draws on hands-on experience in development, leasing, management and ownership of properties from over 30 years in the field. Our experienced team understands the importance of property presentation and financial management in maintaining and delivering value for both owners and tenants.

Donna Edwards

Senior Property Manager
07 3034 0511

Joel Wright

Facilities Manager
07 3034 0511

Maddison Wood

Property Manager
07 3034 0511

70 YEARS

Of combined experience of the directors

\$1 BILLION

Of property under our management

20 YEARS

In business

5000

People working in our properties

180

Commercial tenants

3000

Parking bays

Our Story



DWS Group is one of the world's leading asset managers with EUR 767bn of assets under management (as of 31 December 2019).

Building on more than 60 years of experience and a reputation for excellence in Germany and across Europe, DWS has come to be recognised by clients globally as a trusted source for integrated investment solutions, stability and innovation across a full spectrum of investment disciplines.

We believe openness, transparency and accountability must define every relationship, whether with investors, colleagues or society as a whole. In tandem, clients' best interests should always take precedence. This is how we believe lasting value is created and how wealth is protected and grown.



- Management
- Materials
- Water
- Transport
- Emissions
- Energy
- Innovation
- Environmental Quality



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