



145 EAGLE STREET



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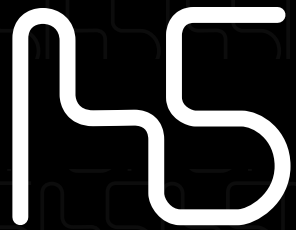
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PREMIER CBD LOCATION



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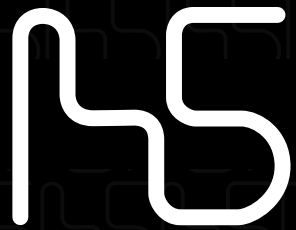
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PREMIER RIVERFRONT GOLDEN TRIANGLE OFFICE SPACE



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EXECUTIVE SUMMARY

SAVILLS AND CBRE HAVE PLEASURE IN OFFERING A UNIQUE OPPORTUNITY TO SECURE PREMIER RIVERFRONT GOLDEN TRIANGLE OFFICE SPACE WITHIN THE BRISBANE CBD.

The space offers the flexibility to cater for a variety of end user requirements with the following offerings:

- Fully refurbished contiguous floor plates
- Well-appointed fitted out contiguous floor plate options
- Single or part floor options
- Naming and sky signage rights availability

145 Eagle Street can provide flexible options from 113 sqm to more than 4,000 sqm. This Premier Golden Triangle office space is attractive to large multiple floor occupiers and small to medium space occupiers seeking immediate occupation.

Owned and managed by Bramley Properties, 145 Eagle Street enjoys iconic views of the Brisbane River and Story Bridge and is one of a few riverfront locations within the Golden Triangle presenting such an outstanding cost effective option.

ADDRESS 145 Eagle Street, Brisbane

GRADE B grade (High)

NABERS TARGETING 4 STAR NABERS ENERGY RATING -
currently 1 star NABERS Energy base building rating

AVAILABLE Net Lettable Areas of 113 - 4,020 square metres



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BUILDING STACKING PLAN

BUILDING DATA

NLA	11,522m ²
Average floor plates	804m ²
Site Area	2,121m ²
Car Spaces	93 or 1:125m ²

Level 14	784m ²			
Level 13	298m ²	44m ²	192m ²	Available for Lease 114m ²
Level 12	805m ²			
Level 11	538m ²			236m ²
Level 10	Available for Lease 804m ²			
Level 9	804m ²			
Level 8	804m ²			
Level 7	617m ²			Available for Lease 168m ²
Level 6	Available for Lease 804m ²			
Level 5	Available for Lease 804m ²			
Level 4	Available for Lease 804m ²			
Level 3	221m ²	234m ²	118m ²	201m ²
Level 2	500m ²			240m ²
Level 1	183m ²		600m ²	
Ground	405m ²			87m ²

 Vacant	 Expiry 2013
 Expiry 2014	 Expiry 2015+



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LOCATION FEATURES AND PROXIMITY

- 20 metres from the Riverside Ferry Terminal
- Eagle Street bus services at the doorstep
- Adjacent to Brisbane River Boardwalk
- Restaurants, Cafes and Bars at the base of the building
- 100 metres to the Australian Stock Exchange

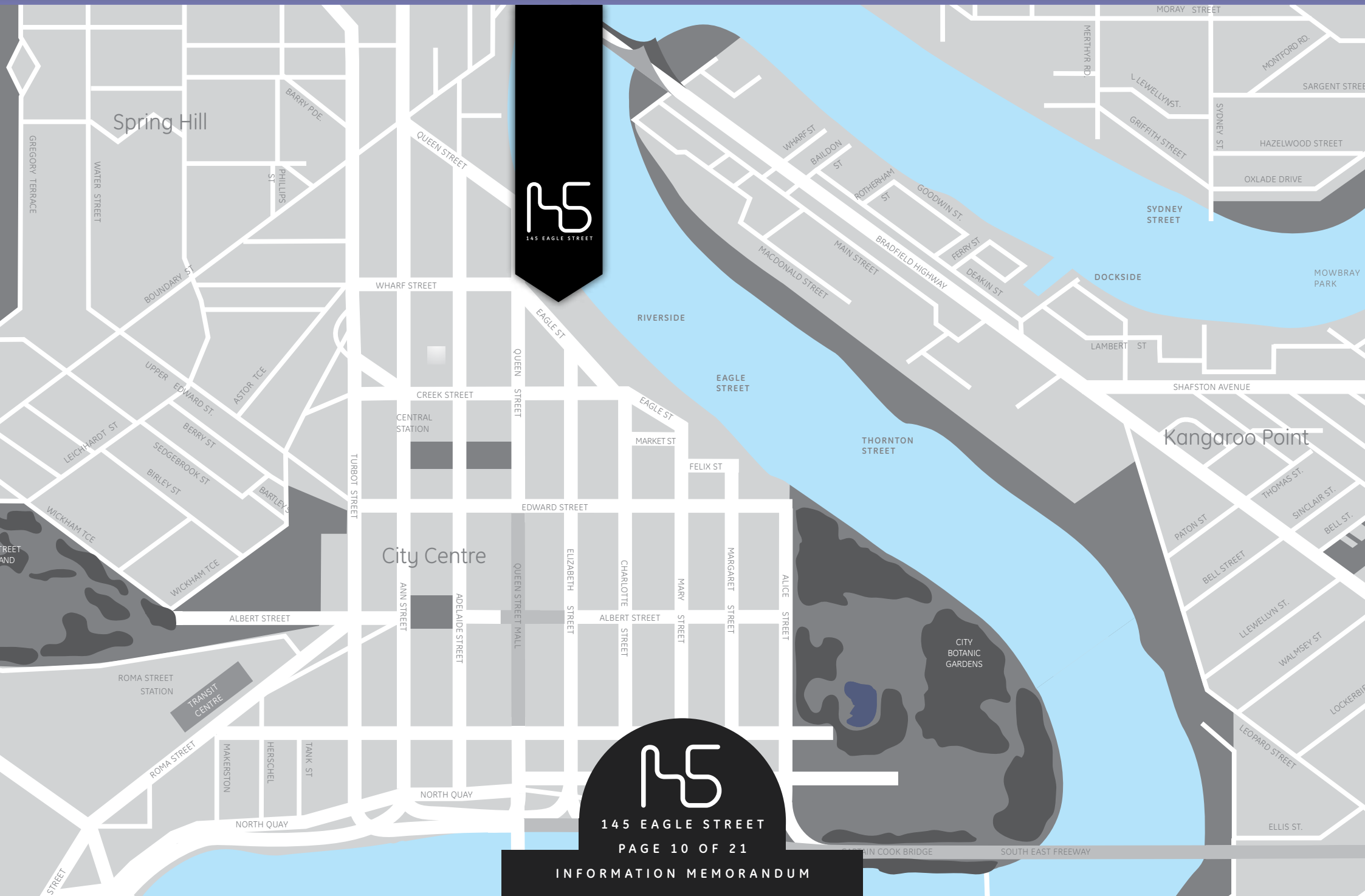


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REFURBISHMENT SCOPE

In addition to the outstanding ability to secure fitted out floors, 145 Eagle Street offers the end user the ability to secure highly efficient full floors on a fully refurbished open plan basis. A summary of some of the main inclusions with the base building refurbishment scope of works is as follows:

Amenities

- Recently refurbished male and female amenities
- On floor shower availability built to purpose

Common Lobbies

- New carpet treatment
- New wall treatments and lift indicators
- Standardised tenant signage opportunities throughout
- New LED lighting

Mechanical

- Swirl diffusers and registers to suit open plan layout
- Supply of all necessary components to suit system
- Provide rebalanced system post base building refurbishment

On-floor works

- Cushion backed Eco-Soft carpet tiles where required
- Paint lobby ceilings and walls, amenities and doors and tenancy perimeter walls
- New ceiling grids where required

Electrical

- Provide new cabling to suit switching zones as per section J
- Provide new (T5) troffer lights including return air slots to suit open plan layout
- Motion detectors





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BUILDING AND MANAGEMENT FEATURES - SUMMARY

Building Features

- 14 Upper office levels of approximately 804m² NLA per floor with expansive river views
- The building has a total net lettable area of approximately 11,522 square metres
- Building consists of three basement parking levels
- Modernised lifts with destination control system (DCS) and basement access via goods lift
- Basement and ground floor shower facilities
- Loading dock facility at 167 Eagle Street adjoining
- Esquires Restaurant on ground floor a 3 hat restaurant and QLD Restaurant of the year 2012
- Kitchen Sanitarium on ground floor
- An entry lobby from Eagle Street with Postal Services directly out the front
- Rear Plaza area with entry from River boardwalk below

Management Features

- On-site Building Management
- Dedicated security personnel from 6am to 6pm with security patrols after hours

Standby Power

- A full back up generator capable of providing 100% of the buildings light, power and air conditioning requirements

Car parking

- The basement car parking accommodates 120 secure bays over four levels
- Ratio is 1: 125m² of NLA. Substantially better than new Brisbane City Plan allocation of 1: 200m²

Floor plate

- A side located services and amenities core which is situated on the southern side of the building and provides efficient subdivision for multi tenancy floors
- The rectangular shaped floor also allows for efficient work space ratios

Air conditioning

- Refurbished floors upgraded to PCS "A" Grade Standard
- Refurbished floors presented with swirl diffusers and duct cleaning

Naming & Signage

- Highly exposed building to Story Bridge and Eagle Street with sky signage and naming rights availability

Natural Light

- With no building close on four sides, natural light is excellent and views extend along both reaches of the Brisbane river



FLOOR PLATE

Government Fitout



WORKSPACE COUNTS	
Workstations	51
Offices	2
Meeting Rooms	2
Quiet Rooms	2

Law Firm Fitout



WORKSPACE COUNTS	
Workstations	18
Offices	14
Boardroom	1
Meeting Rooms	2
Library/Reference Room	1

Activity-Based Workspace Fitout



WORKSPACE COUNTS	
Individual Workstations	42
Touchdown Work Points	14
Quiet Work Points	12
Laptop Lounge	1
Boardroom	1
Meeting Rooms	2
Quiet Rooms	2
Collaboration Points	3
Multi-media Hot Spots	2



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BUILDING SERVICES DESCRIPTION

Air-conditioning

Number of zones per floor	20 zones (16 perimeter, 4 centre)
Number of VAV's per floor	4

Building Telecommunications

Fibre optic loop location	Brisbane
Telecommunication carriers servicing the building	Powertel, Telstra, Optus and AAPT
Location of MDF/ IDF & FDP's	Level 2
Location of telecommunications riser	Foyer and all floors

Electrical Services

Lighting is provided by recessed fluorescent fitting providing a minimum of 330 lux at the desktop or 700mm above the floor. The luminaries are fitted with prismatic diffusers suitable for screen based tasks.

Emergency exit lighting is provided in accordance with the Building Code of Australia and AS2293. The luminaries' are single point devices that can be easily relocated and added to without concern for battery capacity. A distribution board fitted with three tenancy meters is provided on each floor with adequate spare poles for power distribution to the tenancies.

There is 80Amps available at each distribution board.

100% standby emergency power is provided from a diesel generator located in the Basement.



Security

The security/access control is provided at the following locations:

- Perimeter access doors
- PORT Control / Lift Access Readers in basement , foyer and on each upper level
- Car park entry gates

The system is capable of expansion to tenancy perimeter doors if required.

Fire Services

Fire and life safety features include;

- Automatic sprinklers designed to AS2118 light hazard occupancy
- Automatic smoke detectors
- Emergency warning intercom system
- Stairwell pressurisation with lobby relief
- Fire extinguishers
- Hydrants and hose reels on each level

Lift Services

There are five lifts serving the building with two of them also serving the Basement car park. The lifts that access the car park are also the goods lifts to be used during tenancy fit outs.

Lift performance meets the criteria of a PCA"Premium" Grade building having recently been modernised with new lift controls, interiors, regenerative drives and destinational control.

Hydraulic Services

Hydraulic services include;

- Hot and cold water supply to amenities on each level
- Connection to Council sewer
- Wet stacks are available on each floor for tenants to connect addition wet areas to.





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OWNER'S BACKGROUND

BRAMLEY PROPERTIES IS A PRIVATELY OWNED PROPERTY INVESTOR WITH A SIGNIFICANT PORTFOLIO OF COMMERCIAL, RETAIL AND INDUSTRIAL HOLDINGS.

Bramley's property portfolio under management currently exceeds \$250m.

Tenants of 145 Eagle Street enjoy the benefit of on-site building management ensuring prompt service delivery and local decision makers with intimate knowledge of the asset.

Bramley Properties look forward to meeting with you in person to discuss this unique Eagle Street riverside leasing opportunity.



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