

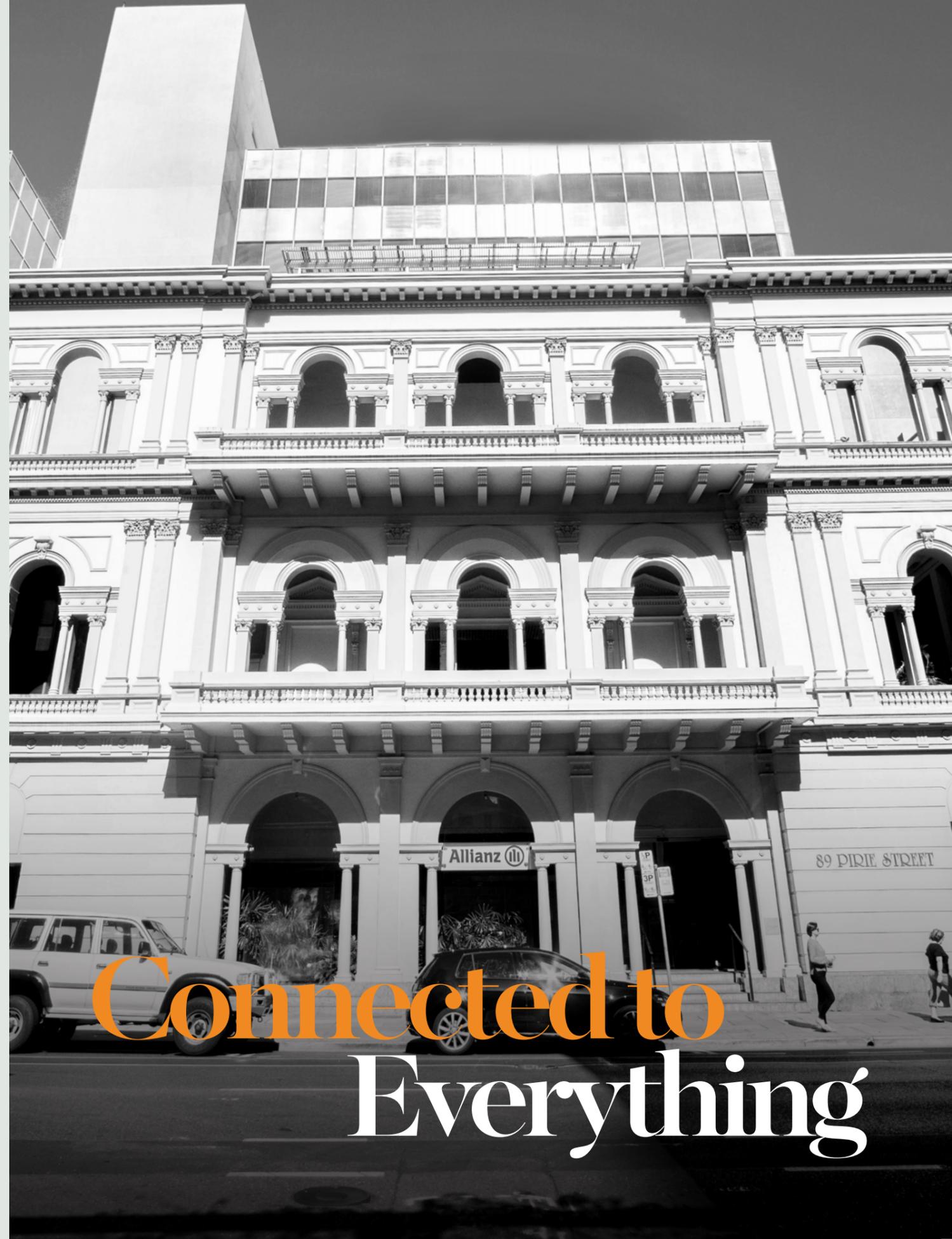


# Pirie House

89 Pirie St, Adelaide



# Pirie House



Connected to  
Everything



*Pirie House provides  
the perfect blend of character  
and modernity.*

# Merging Old & New

Pirie House is your perfect blend of identity and modernity.

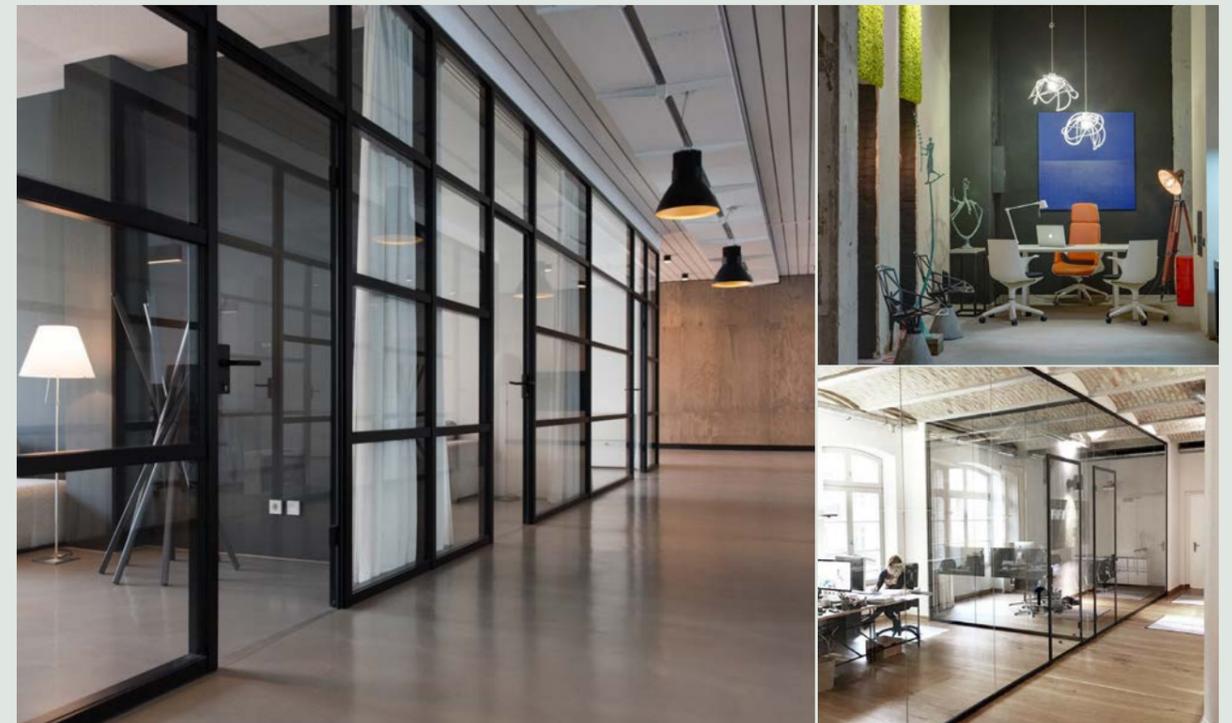
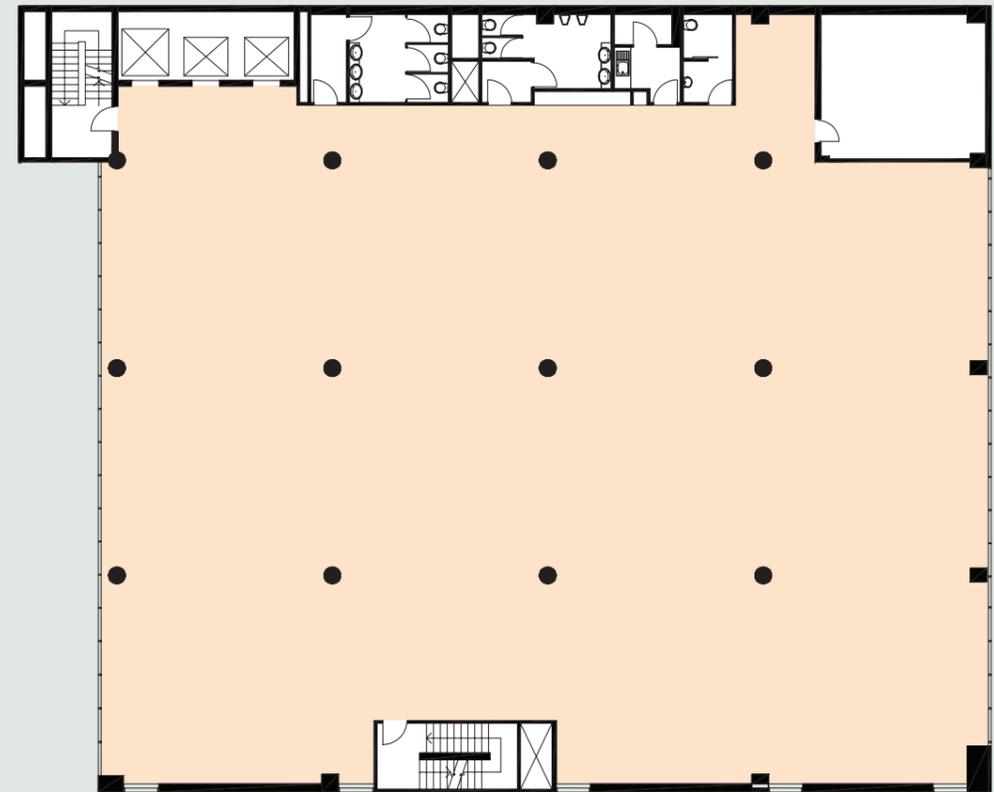
With the unique heritage façade combined with state-of-the-art building services, it is an ideal location at which your business is sure to thrive.



# Adaptable Design

More than just four walls, 89 Pirie is an opportunity to create a story and to set your business apart through the use of unique and flexible spaces of up to 900 square metres per floor. You are invited to work with the building owner to create tailored tenancies that make a statement about your business, its values and its success.

With extensive upgrade works now underway, now is the time to make your move.



*Indicative images only*



*Behind the historic façade lies an entry like no other.*

# Form & Function

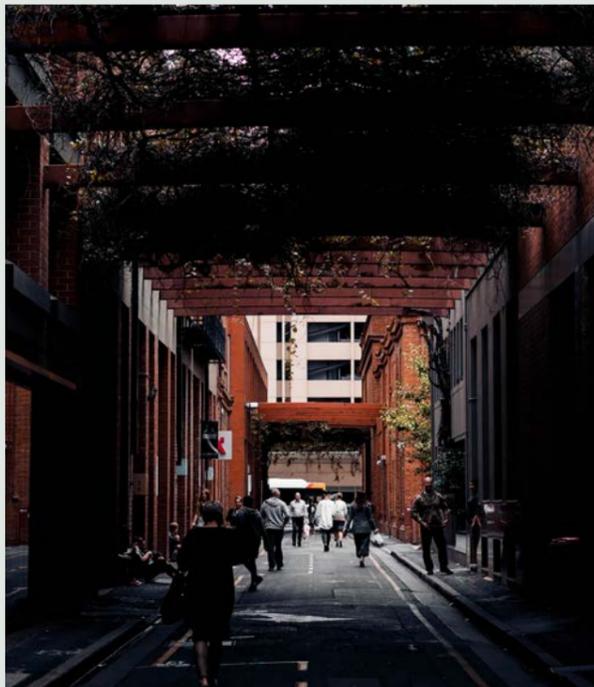
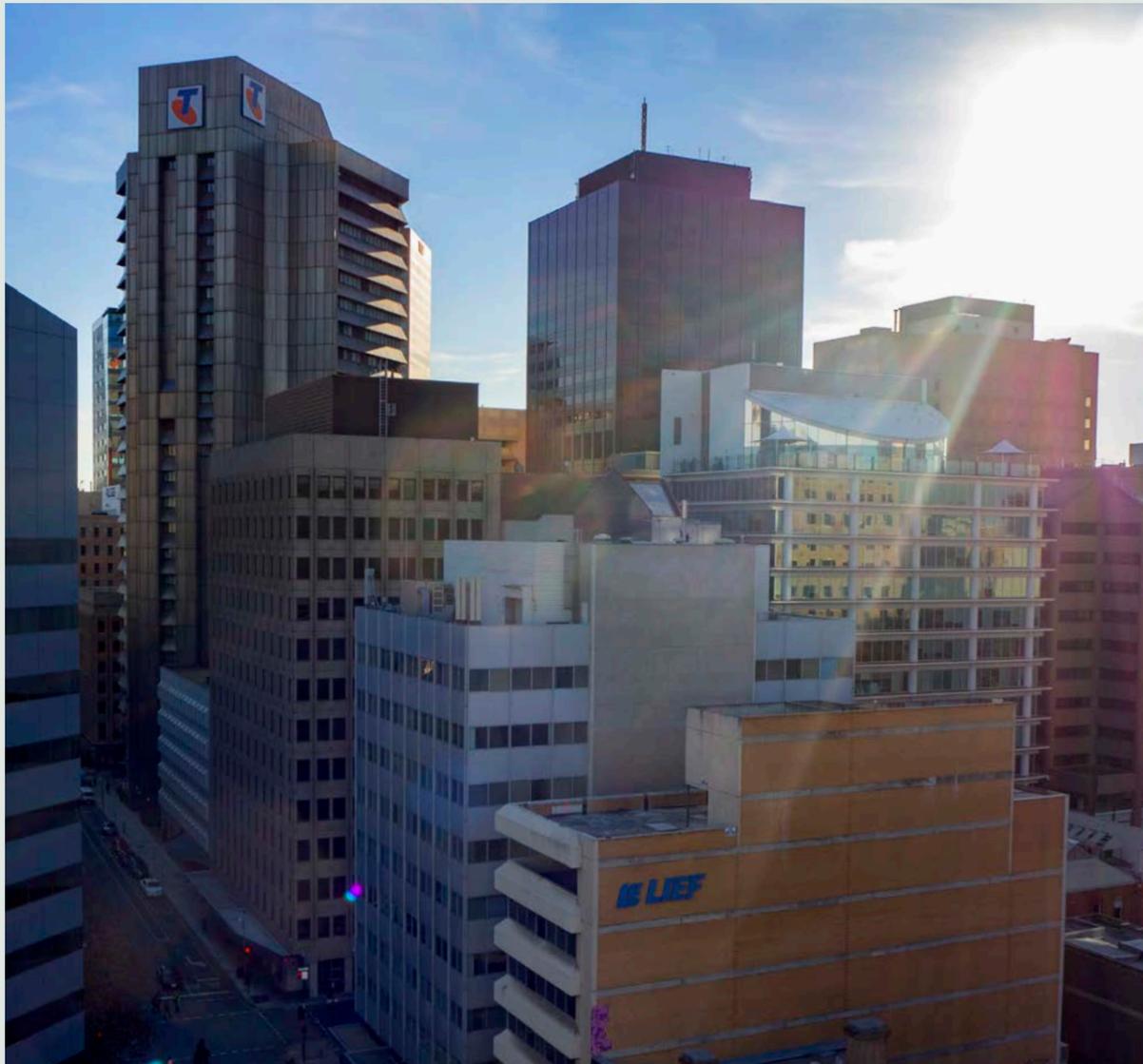
Behind the historic faced lies an entry like no other. Upon entering the building, tenants and visitors are greeted by a full height open air atrium, creating a memorable first impression that provides abundant light to the tenancies above.

From the contemporary lift lobby, state-of-the-art elevators provide easy access to the upper floors.

Providing over 7,000 square metres of lettable area, Pirie House has the ability to accommodate both large or small businesses.

The side-core and triple aspect windows create maximum flexibility that creates perfect spaces for businesses of almost any size.





# Tenant Wellbeing

Balcony spaces on levels one and five allow offices to flow into outdoor spaces. The level five balcony provides an extensive outdoor space with spectacular views overlooking Pirie Street and beyond.

A modern end of trip facility provides secure bicycle parking, lockers, showers and common rest areas.

*All you need is the vision - Pelligra will deliver the rest.*

This is your versatile blank canvas. From contemporary classic finishes, including new ceilings and upgraded lighting, to something more industrial through exposed services and polished concrete flooring, your space can be upgraded to suit your needs.

Almost any budget or timing can be accommodated through the use of Pelligra's in-house design and construct team. All you need is the vision - Pelligra will deliver the rest.



# Location

Located in the commercial heart of Adelaide, Pirie House occupies a superb corporate location surrounded by many of Adelaide's major office buildings, with the sought after 'Pirie Street' address which is synonymous with successful business.

Iconic names surrounding this property include Santos, IAG Insurance, Telstra and Health Partners. The building boasts Rundle Mall and Victoria Square linkage, with easy pedestrian and vehicular access via the significant thoroughfare Gawler Place and Pirie Street which is a major east west thoroughfare through the city.



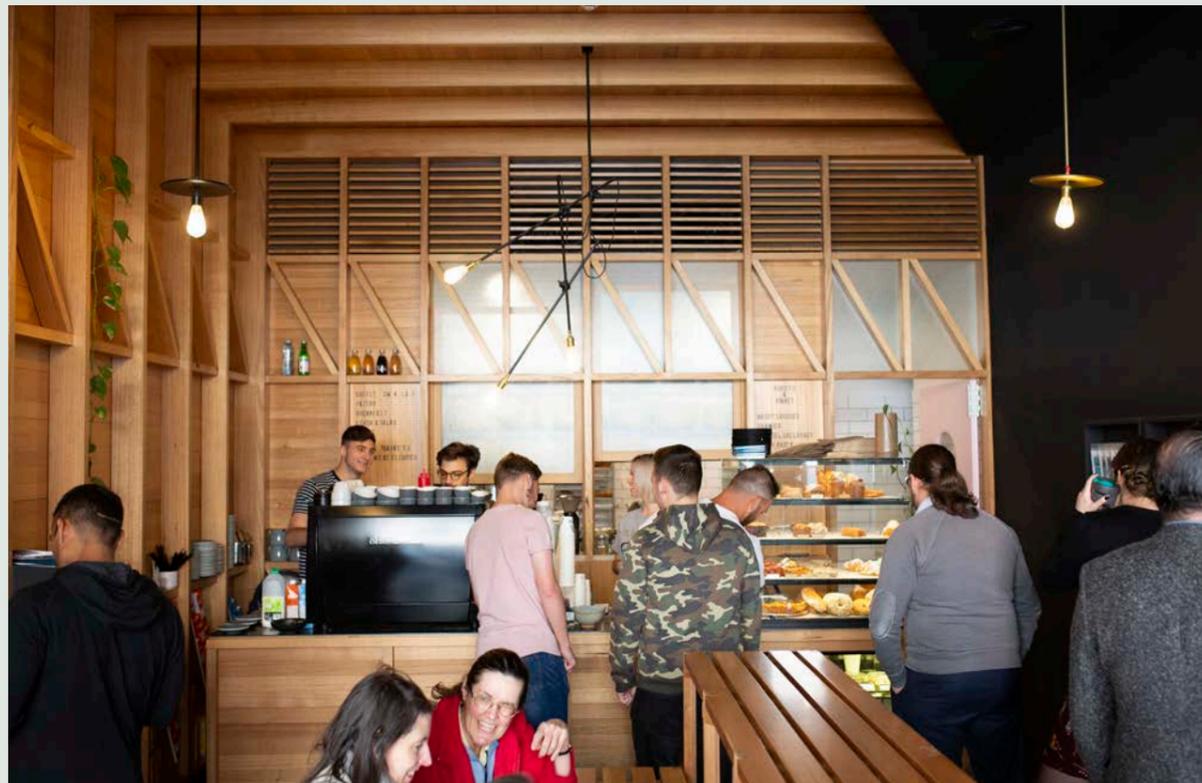
# Spoilt for Choice

Surrounded by excellent amenity – food courts, Rundle Mall retail, Hotels, north/south Tram service on King William Street, and Adelaide's premier public space in Victoria Square, Pirie House is strategically positioned.

Outstanding access to key

public transport: including bus, tram and train. The property is prominently situated on the southern side of Pirie Street approximately 100 metres east of King William Street and fronts Pirie Street and Freemasons Lane to the west.

There is short term on street car parking available on Pirie Street and Gawler Place, with major public car parks including Roper Street, Gawler Place, Flinders and Wyatt Street all within easy walking distance.

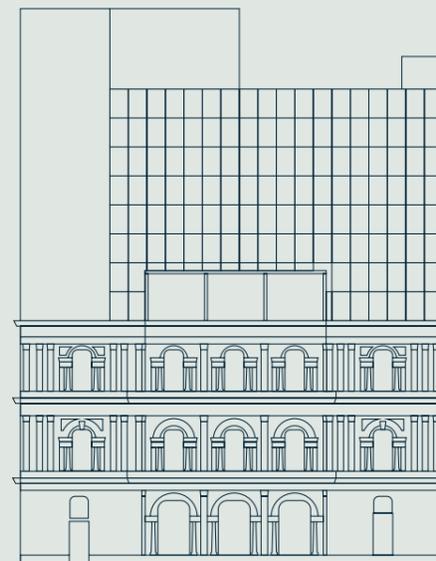


*Surrounded by Adelaide's best  
restaurants, cafés and bars,  
all within walking distance.*





# Opportunity

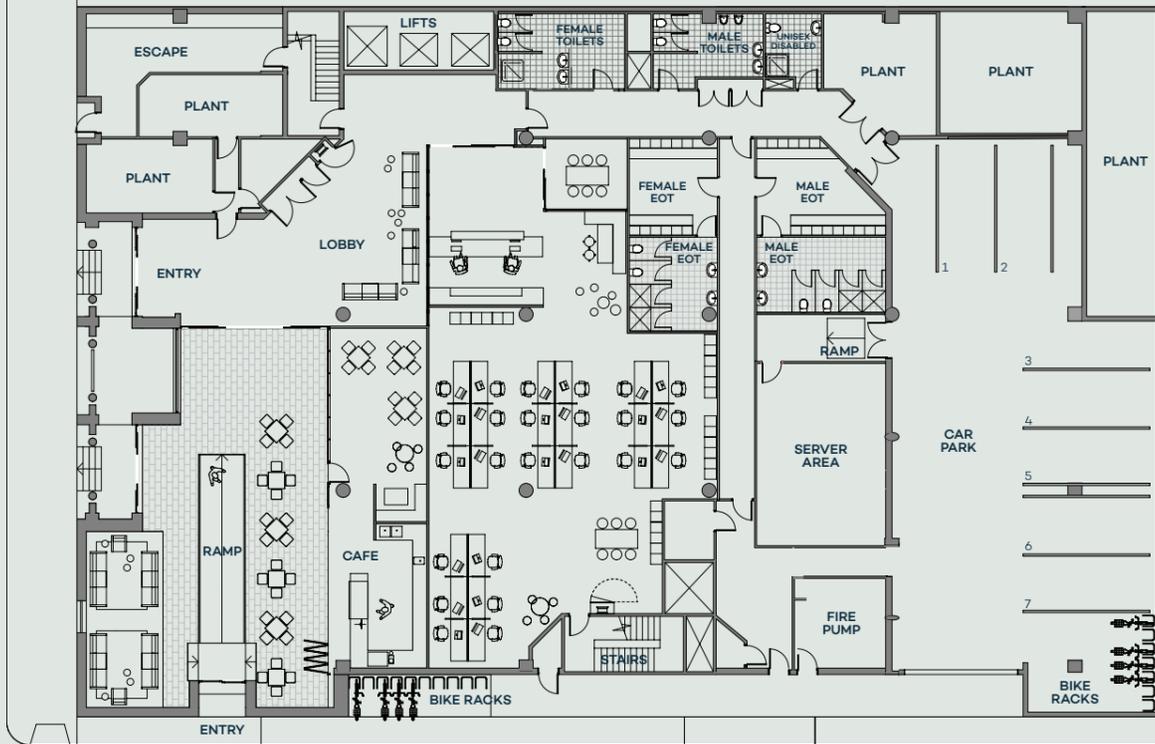


- Level 8 – whole floor of 786m<sup>2</sup>
- Level 7 – whole floor of 786m<sup>2</sup>
- Level 6 – whole floor of 786m<sup>2</sup>
- Level 5 – whole floor of 786m<sup>2</sup>  
*extensive balcony with CBD views*
- Level 4 – whole floor of 888m<sup>2</sup>
- Level 3 – whole floor of 883m<sup>2</sup>
- Level 2 – whole floor of 861m<sup>2</sup>
- Level 1 – whole floor of 896m<sup>2</sup>  
*with balcony overlooking Pirie Street*
- Ground Floor – 300m<sup>2</sup> + 120m<sup>2</sup> cafe

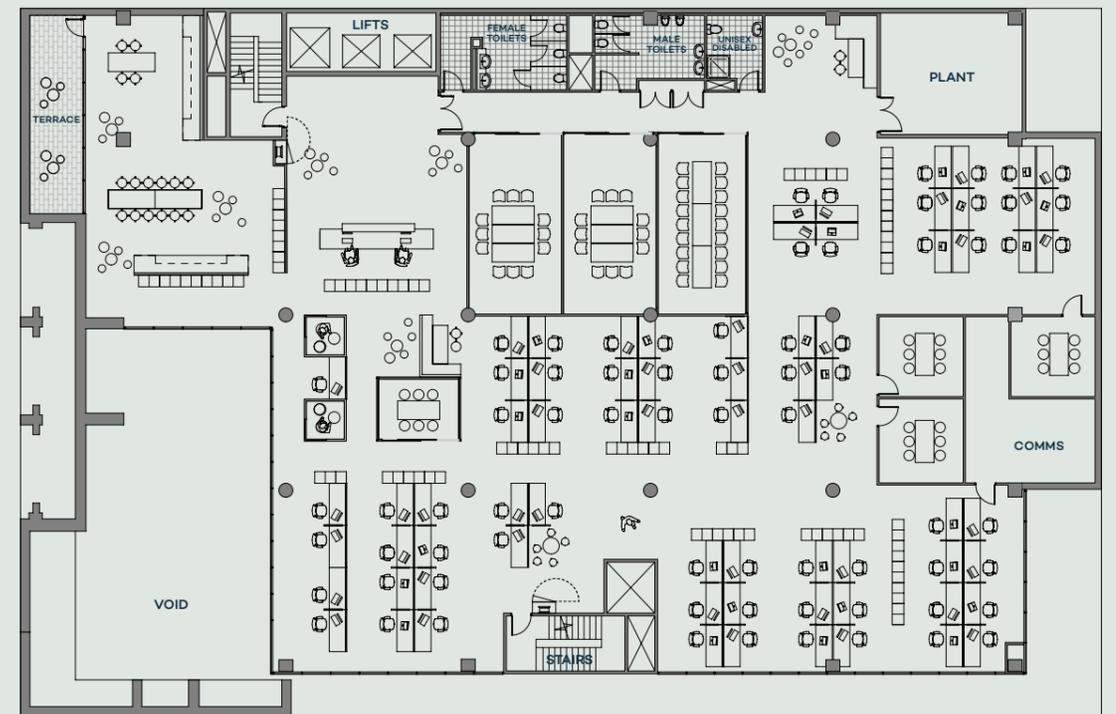
# Indicative

# Fit-outs

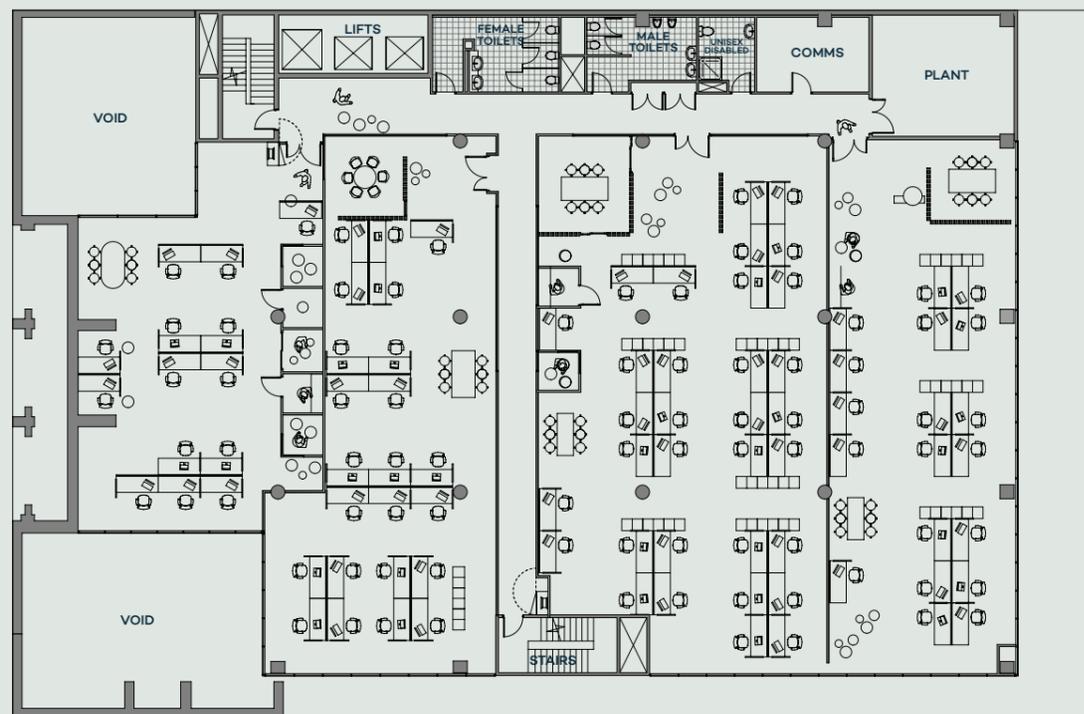
Ground Floor.



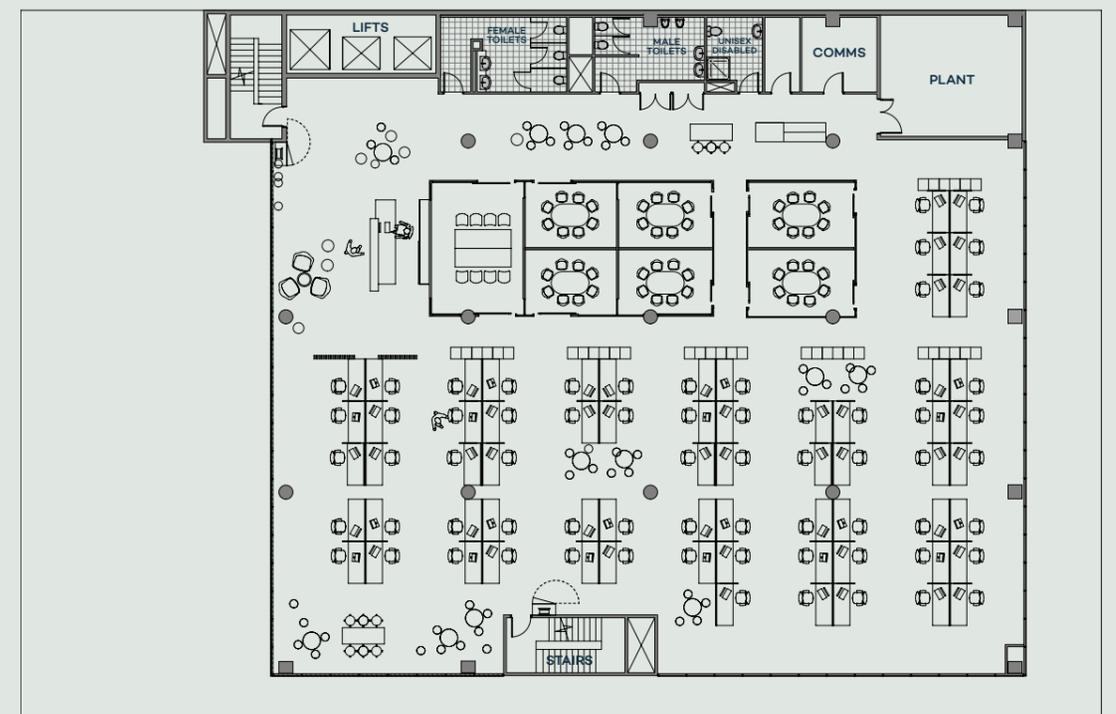
Level 1.



Level 4.



Level 8.



# Reinvigorated

# &

# Restored

## *Internal.*

Ground floor lobby/atrium/entrance upgrades (café conversion and surrounds)

Full refurbishment of ground floor lift lobby including new flooring, wall finishes, ceilings, lighting and furnished lounge areas

New EOT facilities including showers, changing areas, lockers, bike racks and common rest areas

Removal of existing partitioning across all levels (unless requested in-situ)

Create openings in the western wall to create additional natural light

Installation of new floor coverings, ceilings, wall finishes, LED lighting, roller blinds and on floor lift lobby upgrades

Internal wayfinding and building signage.

## *External.*

New glazing on the building façade

New glazed automatic entry doors to lobby areas

Patching and painting of existing heritage wall/façade

Patching and painting of existing solid rendered facade

Re-treated balconies/external office areas for use

New wayfinding and building signage

New access control systems

Building security systems (swipe card access and other)

The main building entrance realignment enabling a seamless transition into the lift foyer

Disabled access upgraded via a new ramp from the ground floor western entrance

Signage and branding opportunities



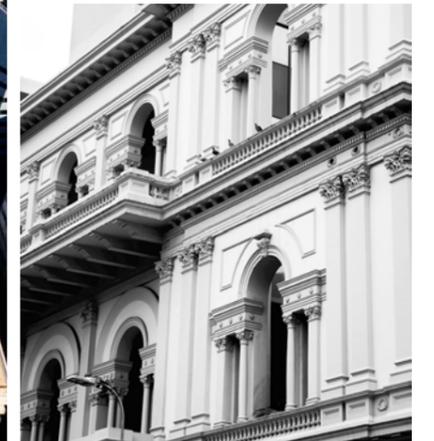
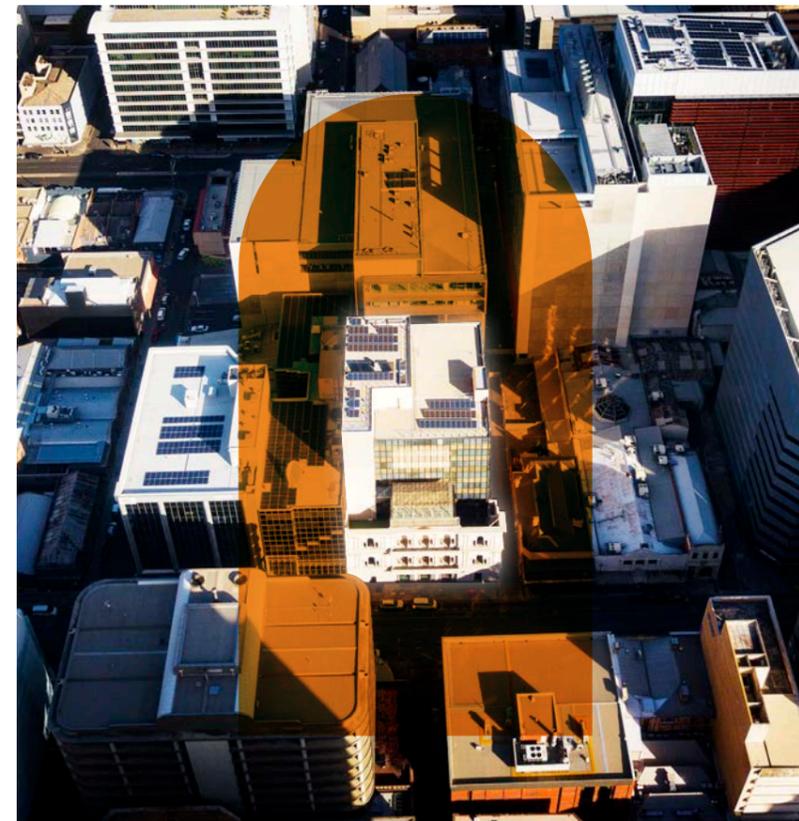
# Building Specs

Pirie House is serviced by three 16 person elevators from the main foyer, and the air conditioning is a ducted reverse cycle system linked to the central plant at roof level. Air handling units are situated on all floors and the central plant provides two chillers and four cooling towers.

Security is via a proximity card read system, and there is a back-up generator at ground level in the

rear car park. The building is fully fitted with an automatic fire sprinkler system, hose reels, hydrants and smoke detectors, as well as an emergency warning and intercommunication system.

Pirie House is connected to Adelaide's 10 Gigabit network providing high performance fibre optic speeds for ultra-fast internet. It also has a 3-Star NABERS Energy Rating.



The building has been progressively upgraded including the following items:

- Two new water cooled chillers
- Speed control drives to water pumps and cooling tower fans
- BMS upgrade
- Variable chilled water supply temperature control
- Demand controlled ventilation system
- Floor by floor variable air volume systems
- Lighting upgrade
- Roof mounted solar panels
- New hot water system
- Bathroom upgrades
- New state of the art lifts
- 24hr monitored security cameras

# Your Developer, & Builder & Landlord

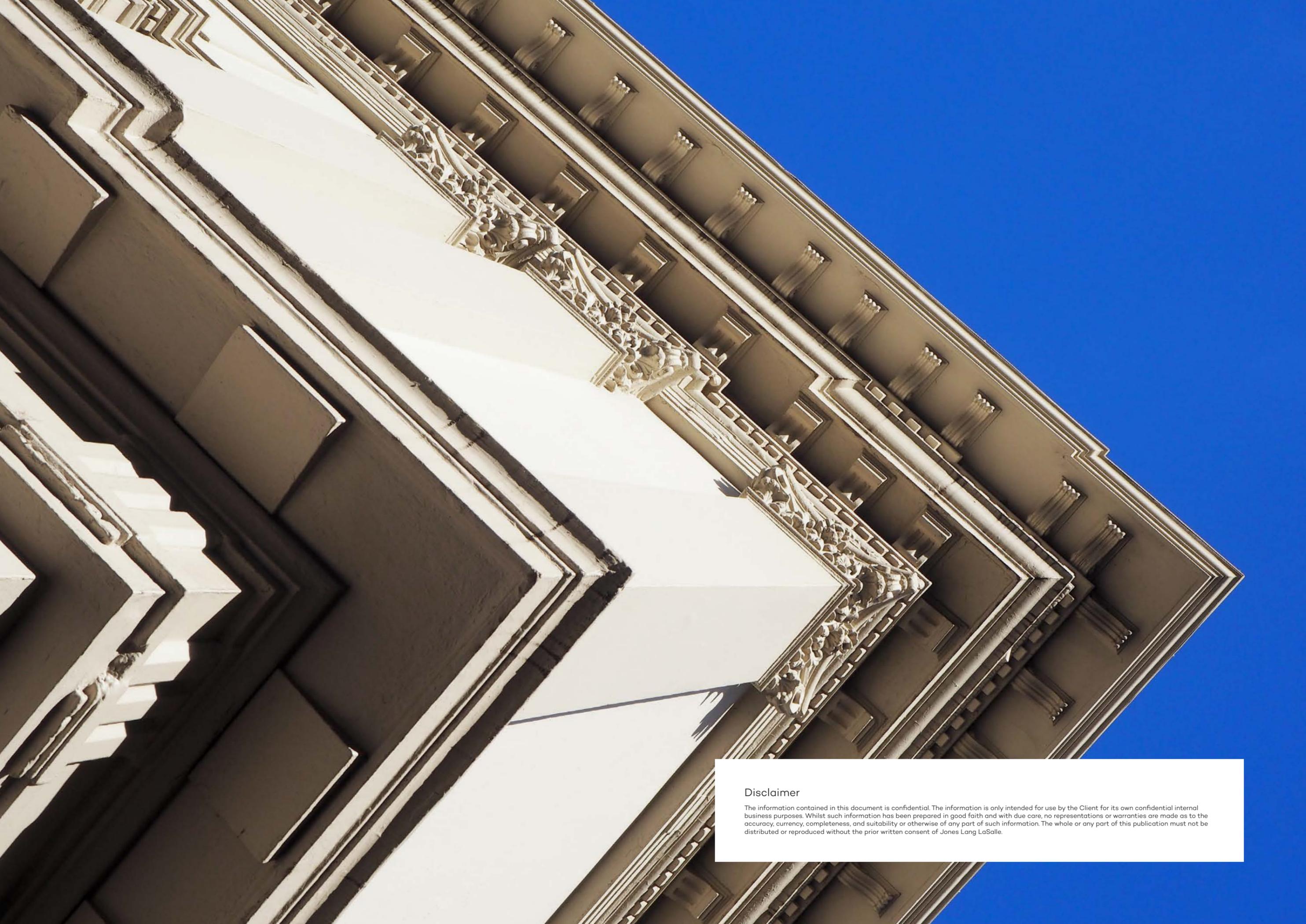
## Pelligra®

Pelligra is a third-generation privately owned family business, which has grown in succession, originating as a construction company that has now expanded into a large scale, national and international property development, investment, and property management group.

Pelligra has a wealth of experience developing all forms of property, particularly within the industrial and commercial sector.

The group retains the majority of its commercial properties and assets with a long-term holding investment being the primary objective for the group.

Pelligra also acts as a project & development manager which brings significant experience in structuring transactions with corporate owners, partners and Government bodies.



#### Disclaimer

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89pirie.com.au

**CBRE**

RLA 208125

Chris Lucas  
0412 191 311

Michael Pfitzner  
0408 807 823

 **JLL**

RLA 1842

Tom Budarick  
0433 691 974

James Parkyn  
0400 516 255