



CHARLOTTE

Your Dynamic New Workplace

Discover this reinvented,
modern and personable tower in
the heart of the golden triangle.

201

CHARLOTTE















201 Charlotte's ground floor
and its amenity have just
undergone a multi-million
dollar transformation.

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What you want to know.

-  Car park manually operated by Secure Parking
-  13,324 Total NLA
-  3.5 Star Nabers Rating
-  876sqm Floor Plate Size
-  On-site Childcare Centre
-  7 Showers, 50 Lockers & 28 Bike Racks
-  Back-Up Generator For Building's Essential Services
-  On-site Facilities Manager
-  Zoned Air Conditioning in Efficient Swirl Diffusers
-  A-Grade Standard of Finishes Throughout

Where you want to be.

201 Charlotte is well located in the heart of the CBD. The building is flanked by many popular shopping, entertainment and dining precincts, such as Eagle Street Pier, Queen Street Mall and the Edward Street retail hub. While a number of convenient public transport options are situated less than one block away.

Your staff will enjoy the location for its ease of access. On-site parking is available for 150 vehicles, while the nearby ferry terminal, bus stops, train station and bike paths provide office commuters with numerous options for travel.





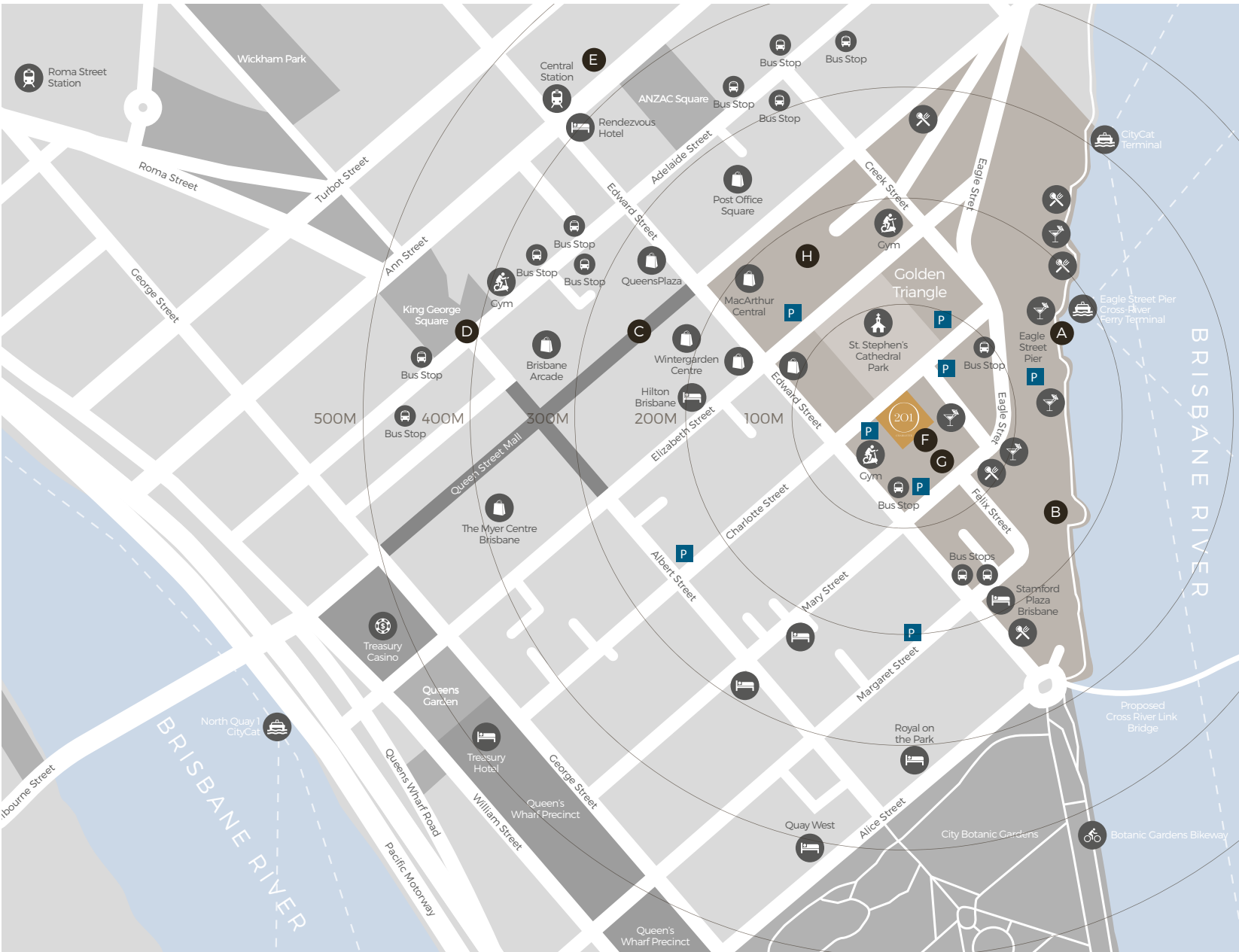
In the middle of it all.

201 Charlotte is located in the heart of Brisbane's renowned Golden Triangle. The building is surrounded by many of the city's A-grade corporate towers which accommodate a number of Queensland's elite blue-chip tenants.

The new building owner, Kyko Group, is committed to maintaining and enhancing the already high quality asset.

Recent improvements completed by the previous owner saw the building reach a new standard amongst competitors. The makeover included the transformation of the entryway foyer, facade, retail, and tenant amenities as well as the side laneway.





Is this Brisbane's most connected address?

- A 200m from the CityCat/Ferry
- B 150m from Eagle Street Pier
- C 300m from Queen Street Mall
- D 350m from Bus Station
- E 500m from Train Station
- F On-site Childcare Centre
- G 500m from Train Station
- H 150m from General Post Office



Blue chips & golden triangles.



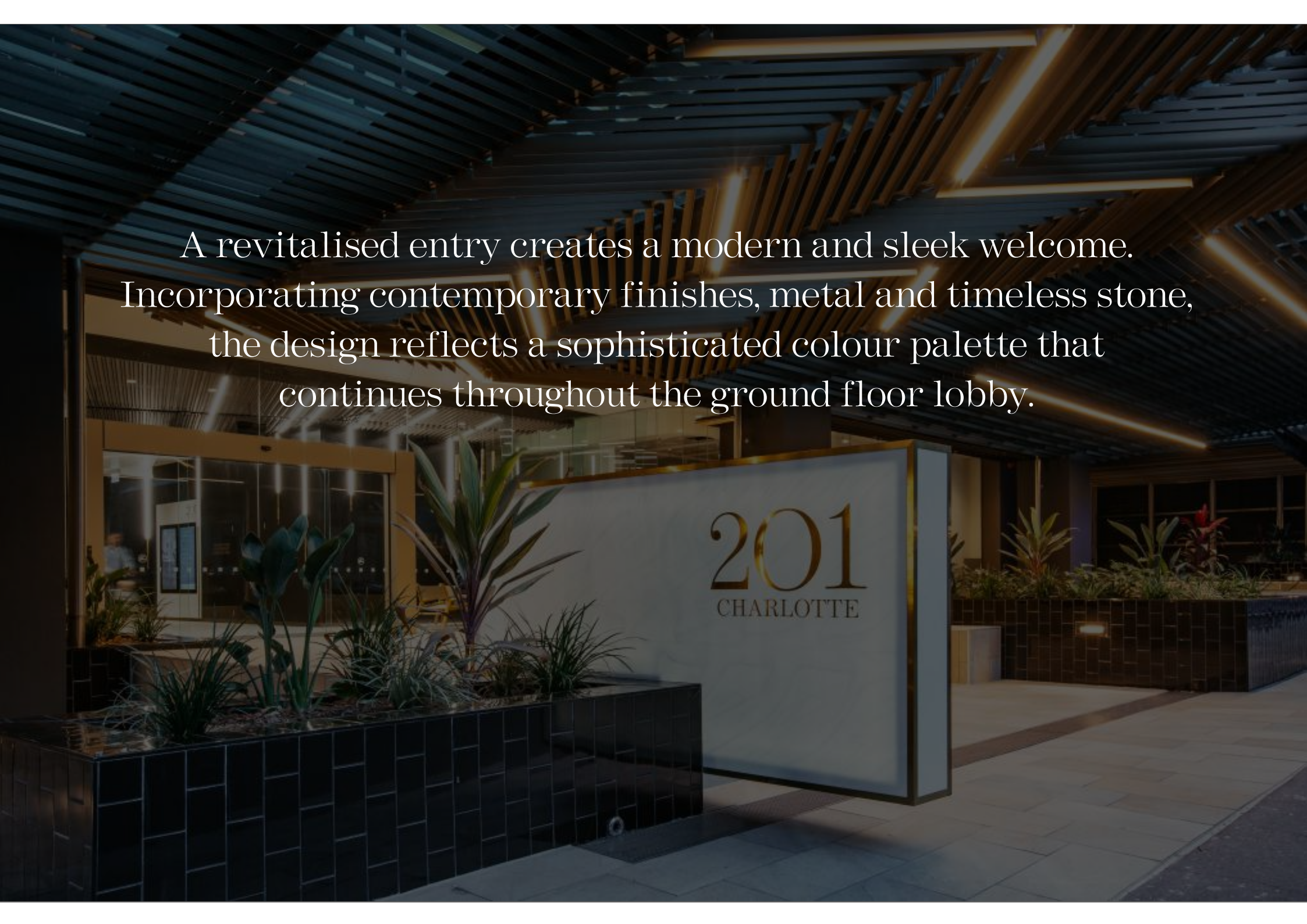
Brisbane's financial district, the Golden Triangle, has long been recognised as the city's premium commercial location. The precinct has attracted many blue chip companies and is home to several of Brisbane premium office buildings. 201 Charlotte offers tenants all the benefits of this premium location, plus the opportunity to call leading companies their neighbours.



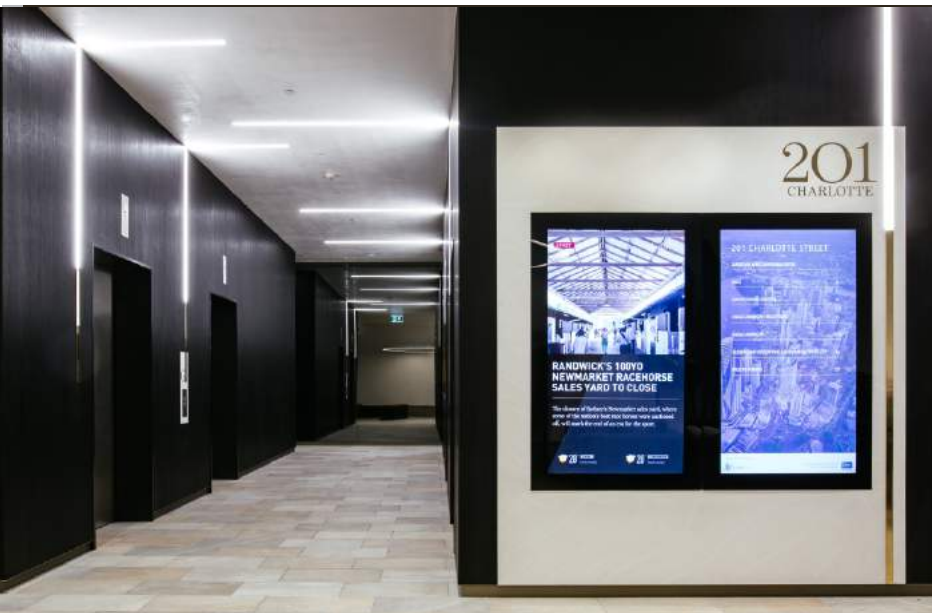
Large floors. Big features.

201 Charlotte features large open floor plans, upgraded on-floor amenity, an abundance of natural light and a central core. The building upgrades also include a stylish building facade, the reactivation of a laneway retail precinct, upgraded entry foyer and new end-of-trip facilities.

While the building provides a variety of flexible full and part floor leasing opportunities, 201 Charlotte also presents tenants with on-site parking plus one of the city's very few on-site childcare facilities.

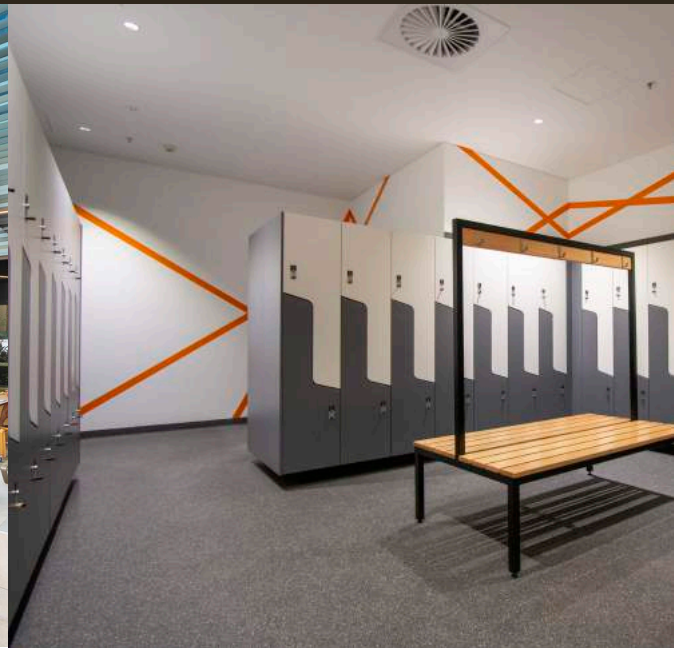
A photograph of a modern building lobby. The ceiling is a complex, geometric structure of dark, slanted wooden beams with recessed lighting. In the foreground, a large, light-colored rectangular sign with a gold border displays "201" in large gold numerals and "CHARLOTTE" in smaller gold capital letters below it. To the left of the sign is a planter box filled with various green plants. In the background, a glass-walled entrance is visible, and the floor is made of light-colored tiles. The overall atmosphere is sophisticated and contemporary.

A revitalised entry creates a modern and sleek welcome. Incorporating contemporary finishes, metal and timeless stone, the design reflects a sophisticated colour palette that continues throughout the ground floor lobby.



Better than ever.

The foyer upgrade further enhances the presentation of the building, creating a welcoming space for tenants and visitors alike. What's more, the ground floor retail space has been reactivated to embrace Brisbane's newest cosmopolitan hub 'Charlotte Lane', delivering relaxed outdoor dining and a unique laneway culture at the building's doorstep. New showers, lockers and bike facilities have been integrated into the building to provide health-conscious tenants who choose to workout at the in-house F45 Gym, cycle, run or walk to the office with a modern, convenient and inviting end-of-trip amenity.



We've already done
the work for you.



139sqm - 1,231sqm



12 - 120 Staff

201

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LEVEL

WORKPOINT BREAKDOWN

WORKSTATIONS	75
HOTDESKS	2
OFFICES	2
TOTAL WORKPOINTS	79

RATIO – 1 PERSON / 10.8M²

SUPPORT SPACES

ENCLOSED MEETING ROOMS	5
OPEN MEETING SPACES	8
QUIET ROOMS	4
BREAKOUT SPACES	1
TEAPOINT / KITCHEN	1
UTILITIES	2



1. entry and reception
2. boardroom
3. meeting room
4. teapoint
5. informal meeting
6. open office
7. internal tenancy stair
8. lift lobby
9. fire stair
10. fire hose reel cupboard
11. shower
12. male amenities
13. female amenities
14. hotdesk
15. enclosed office
16. quiet room
17. utility
18. compactus storage
19. kitchen and lunchroom
20. waiting and informal meeting
21. breakout space

4

LEVEL

WORKPOINT BREAKDOWN

WORKSTATIONS	81
HOTDESKS	2
OFFICES	2
TOTAL WORKPOINTS	85

RATIO – 1 PERSON / 10.0M²

SUPPORT SPACES

ENCLOSED MEETING ROOMS	4
OPEN MEETING SPACES	7
QUIET ROOMS	2
BREAKOUT SPACES	1
TEAPOINT / KITCHEN	1
UTILITIES	2



1. entry and reception
2. boardroom
3. meeting room
4. teapoint
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Flexible & Innovative Layouts.

You have a number of flexible fit out options from which to choose. Large contiguous, connected spaces up to 1,734sqm, exclusive 876sqm whole floors or contemporary 500sqm partial floor tenancies. The opportunity is to make the space your own.



Artist impression



Artist impression

Architecturally designed
and constructed suites,
ready to move-in.



139sqm - 236sqm



12 - 20 Staff

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FULL FLOOR PLAN



SUITE

2A

206sqm

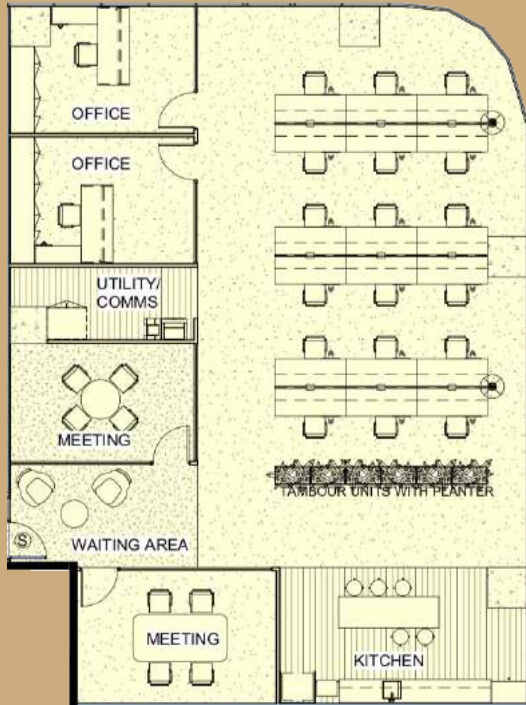
SUITE BREAKDOWN

BOARDROOM	1 X 8 PAX
MEETING ROOM	1 X 4 PAX
OFFICES	1
RECEPTION	1
WORKSTATIONS	20
UTILITY/COMMS	1
KITCHEN	1
BREAKOUT	1
RATIO – 1 PERSON / 11.8M²	

Efficiently designed suites.

Part-floor suites feature natural light with views over the St Stephen's Cathedral Park, the Brisbane River and Eagle Street Pier.





SUITE **2C**

236sqm

SUITE BREAKDOWN

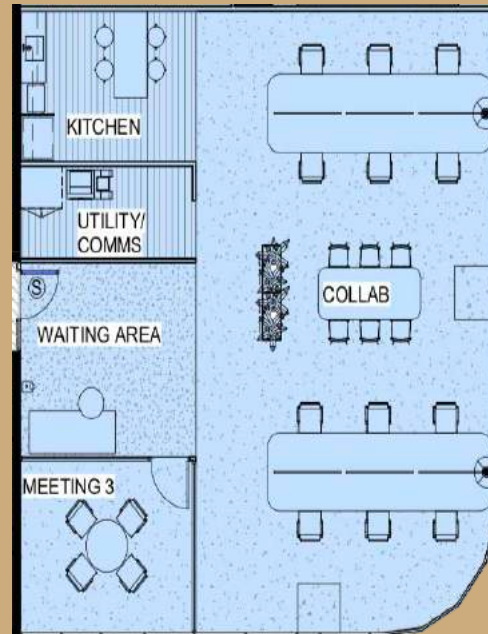
BOARDROOM	1 X 8 PAX
MEETING ROOM	1 X 4 PAX
OFFICES	2
RECEPTION	1
WORKSTATIONS	18
UTILITY/COMMS	1
KITCHEN	1
BREAKOUT	1
RATIO – 1 PERSON / 13M²	

SUITE **2D**

139sqm

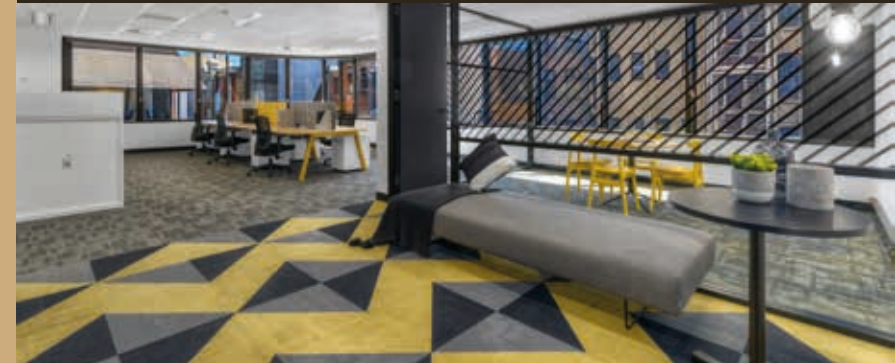
SUITE BREAKDOWN

MEETING ROOM	1 X 4 PAX
RECEPTION	1
WORKSTATIONS	12
UTILITY/COMMS	1
KITCHEN	1
BREAKOUT	2
RATIO – 1 PERSON / 11.2M²	



Bespoke and hand crafted finishes for your business.

Even smaller tenants have the opportunity to occupy high-quality, architecturally designed spaces with brand-new fit-outs from 139sqm.







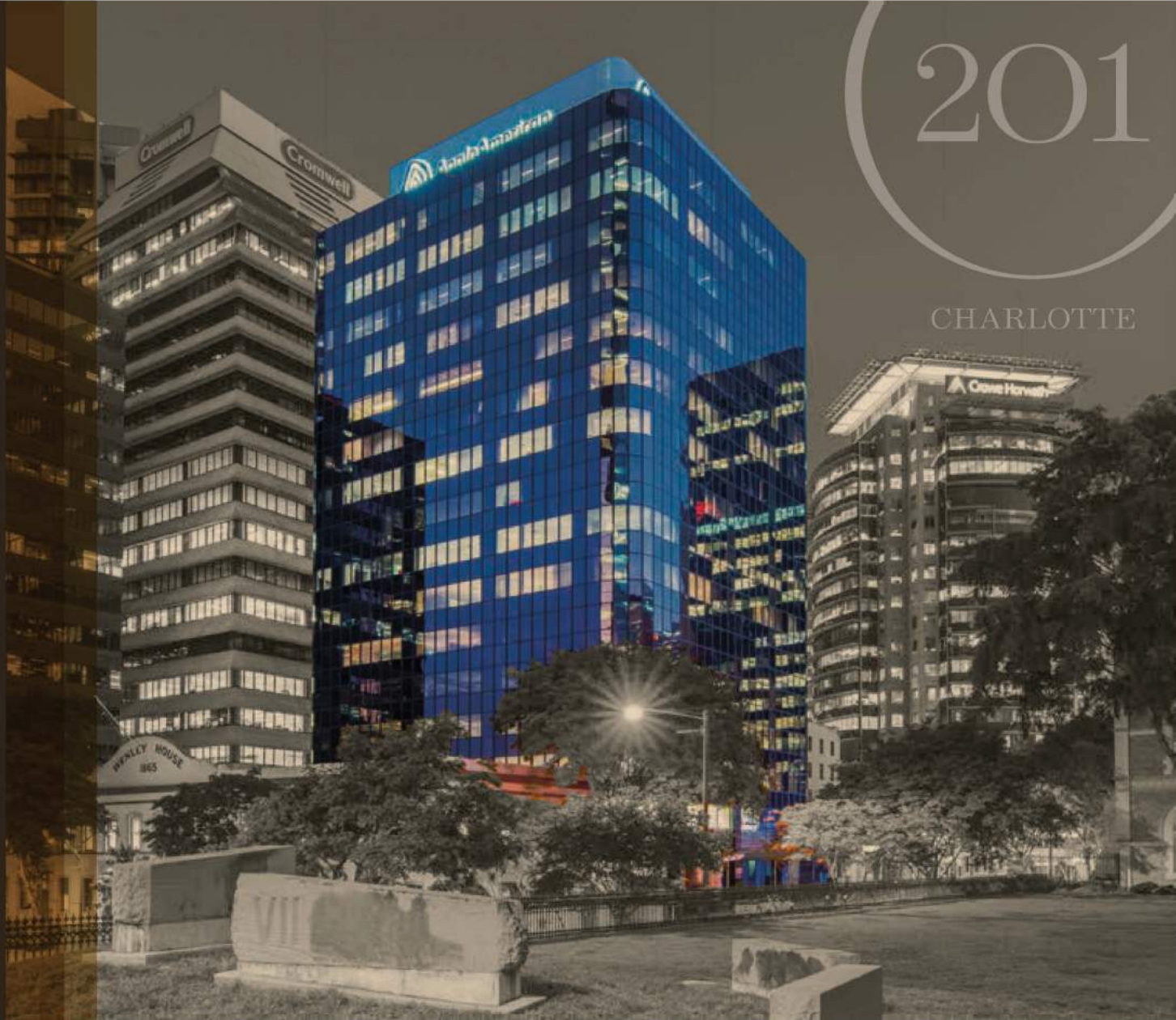
But wait, there's more.

201 Charlotte St enjoys one of the best parking ratios in Brisbane with 150 on-site basement car parks. Managed by Secure Parking, all your team and visitor parking needs will be met.

The tower is one of only two buildings in the Golden Triangle boasting a childcare facility within the building. Owned by one of Australia's leading operators, Guardian Early Learning Centres. Plus, with the completion of the laneway redevelopment, your team and clients will enjoy the convenience of on-site dining options.



Founded in 1989, Kyko Group is an Australian property development and investment group that operates primarily in the office, retail, residential and hospitality sectors. Kyko has a development ethos in which innovation and sustainability are highly valued. The properties acquired by Kyko provide a mix of stable yield generating investments and value-add development opportunities.



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