



485

KINGSFORD SMITH DRIVE

# 485

KINGSFORD SMITH DRIVE

OVERVIEW

LOCATION

AMENITY

END-OF-TRIP

LEVEL 2

FLOOR PLATE

CONTACT

## Overview

Welcome to 485 Kingsford Smith Drive, a modern A Grade office building located within the portside precinct of Hamilton. This popular Brisbane enclave of mixed uses is packed with great restaurant and café amenity as well as supermarket and medical convenience. This amenity combined with huge amount of on-site visitor car parking really distinguishes 485 Kingsford Smith Drive from the rest of its commercial competitors in the area.

Level 2 of the building has become available and boasts a modern high quality fit out which can be re-purposed. This floor of 1,420sqm can be subdivided to smaller tenancies to meet the market. The building also has great car parking, end of trip facilities, and great signage possibilities along Kingsford Smith Drive. The property is well located only 5km to the Brisbane CBD and 4km to the Brisbane Airport.



# Location

485 Kingsford Smith Drive is located just 100m from Brisbane's Ship Terminal on Portside Wharf, which is a state-of-the-art waterfront development in Hamilton. This vibrant precinct is highly attractive due to its modern amenities and strategic location, with just a short 5 kilometre drive to the CBD and Brisbane Airport.

Bretts Wharf  
Ferry Terminal

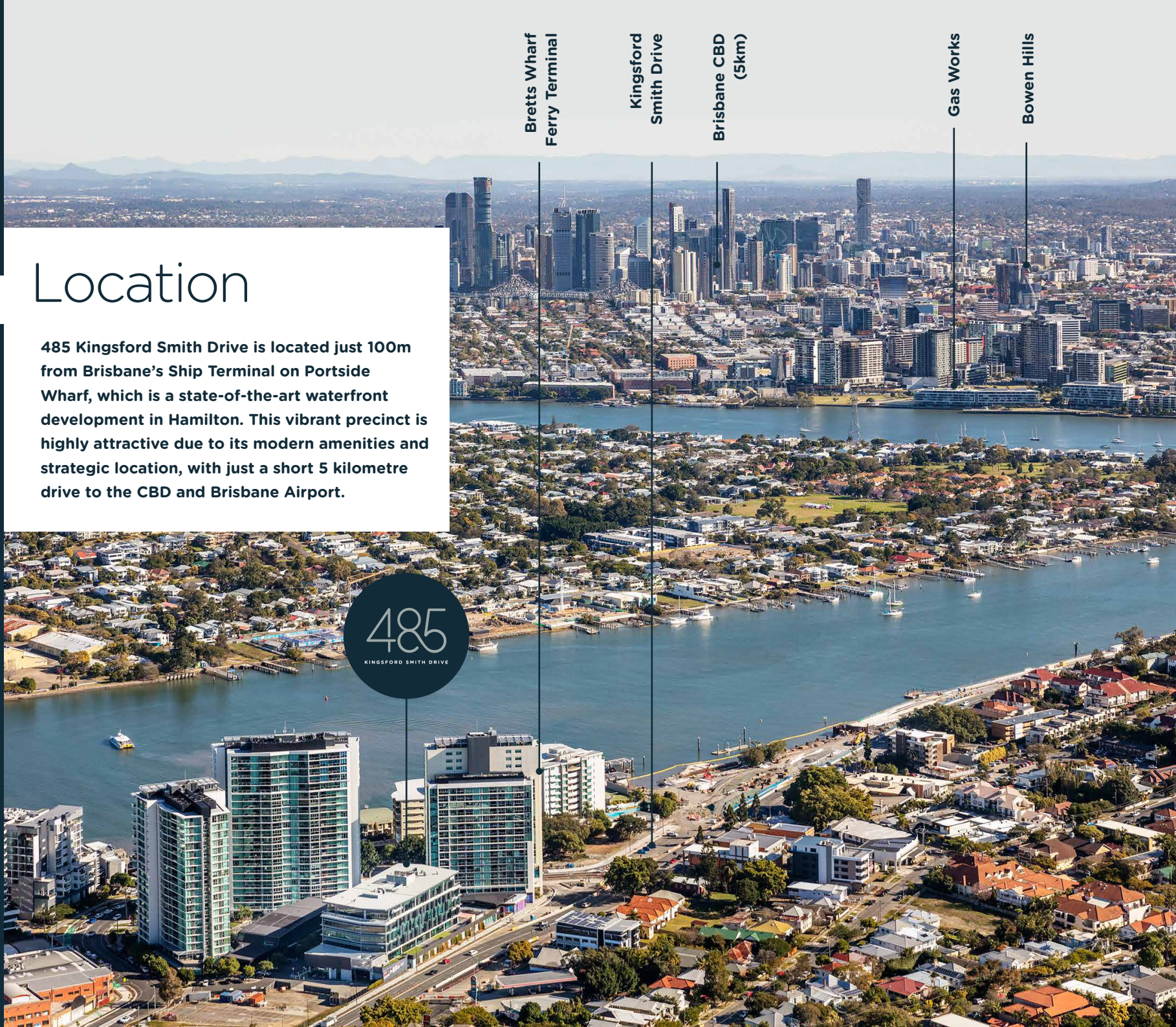
Kingsford  
Smith Drive

Brisbane CBD  
(5km)

Gas Works

Bowen Hills

485  
KINGSFORD SMITH DRIVE



# Amenity

**485 Kingsford Smith Drive is situated in the heart of Hamilton's retail precinct with a number of restaurants and cafes in the immediate vicinity.**

Portside Wharf, a state-of-the-art waterfront development, is just a short walk from the building and offers a variety of amenity including:

**Fine Dining:** A wide variety of fine dining options such as award winning cuisine offered by Byblos, to the authentic Italian cuisine from Gusto da Gianni.

**Food Retailers:** Several food retailers have opened stores within the precinct including Woolworths and IGA.

**Fashion:** Portside houses many luxury fashion retail stores.

**Entertainment:** From luxurious restaurants and a day spa to fashion and cinemas, Portside Wharf provides visitors with plenty to see and do.

**Functions:** Portside offers a purpose built function centre the capability of entertaining up to 650 guests.



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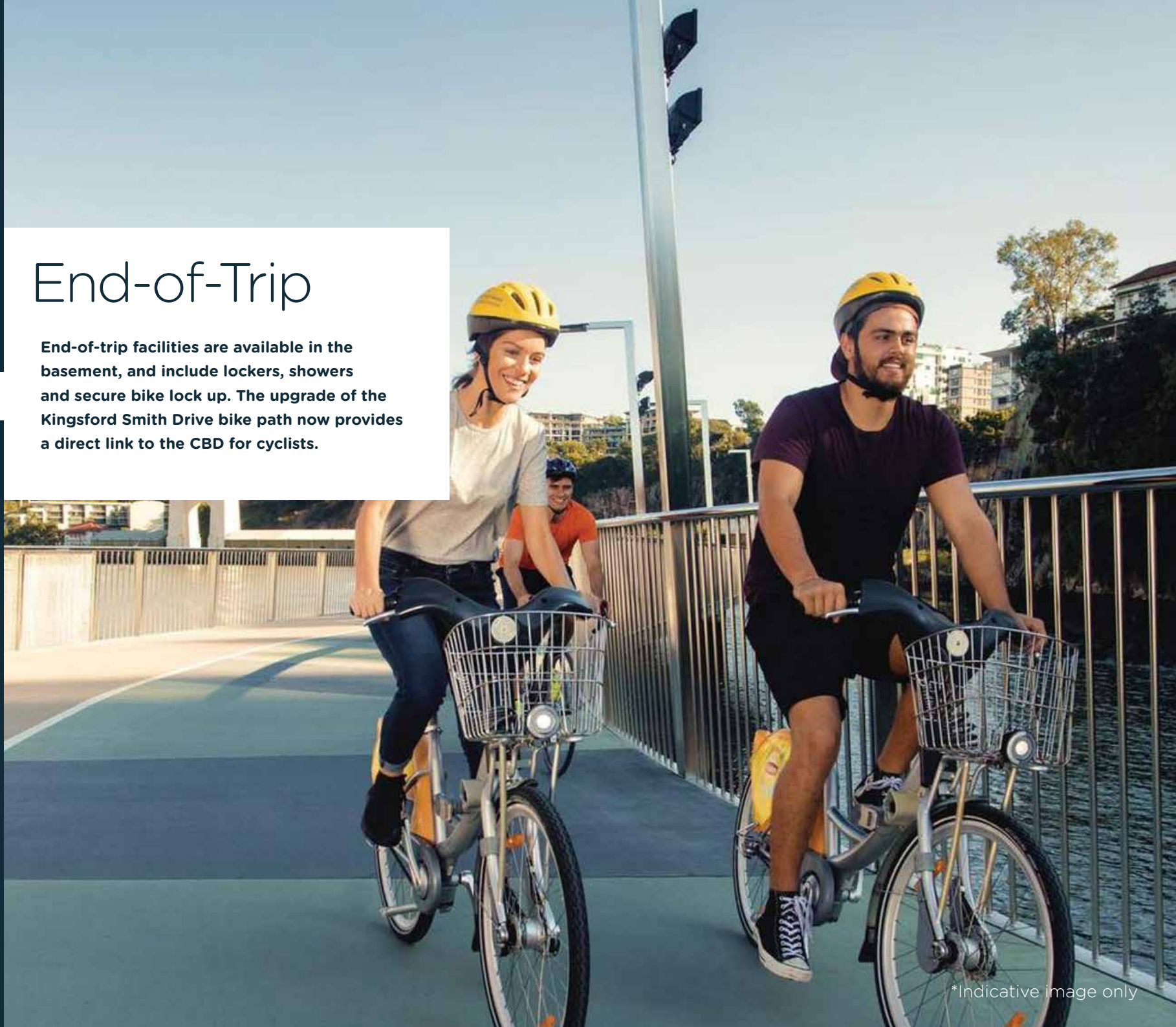
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## End-of-Trip

End-of-trip facilities are available in the basement, and include lockers, showers and secure bike lock up. The upgrade of the Kingsford Smith Drive bike path now provides a direct link to the CBD for cyclists.



\*Indicative image only

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## Level 2

The proposed fitout of this display suite is inspired by the buildings strong architectural form, reminiscent of folded origami. This concept creates an expansive feel, assisted by the high ceilings and strong lines. Warm materials feature in to create a dynamic and engaging workplace.



\*Indicative images only

# Level 2

Whole Floor ~1430 sqm

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TOTAL NUMBER OF STAFF (persons)	118	RECEPTION/ WAITING	1
DENSITY (persons/m2)	12.1	OFFICES	5
WORKSTATIONS	108	UTILITIES	2
HOTDESKS	4	KITCHEN	2
MEETING ROOMS	8	COMMS	1

\*Indicative office fit out

# Level 2

Split Floor ~800 sqm

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TOTAL NUMBER OF STAFF (persons)	48	OFFICES	8
DENSITY (persons/m2)	16.7	UTILITIES	1
WORKSTATIONS	40	KITCHEN	2
MEETING ROOMS	7	COMMS	1
RECEPTION/ WAITING	1		

\*Indicative office fit out



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