

THE NEW LOOK

GARDEN  
SQUARE

OFFICE PARK

NOW LEASING

# AN ICONIC MAKEOVER

Garden Square has earned iconic status over the past 20 years with its two buildings and office park dominating the M1 skyline and complementing its immediate neighbour – Westfield Garden City Shopping Centre.

The newly refurbished Garden Square sets a new benchmark for the modern workplace. Over 2,000sqm of park area and grounds have been landscaped for a true garden in the city experience.

ADDRESS: 643 Kessels Road, Upper Mount Gravatt

PROPERTY NAME: Garden Square

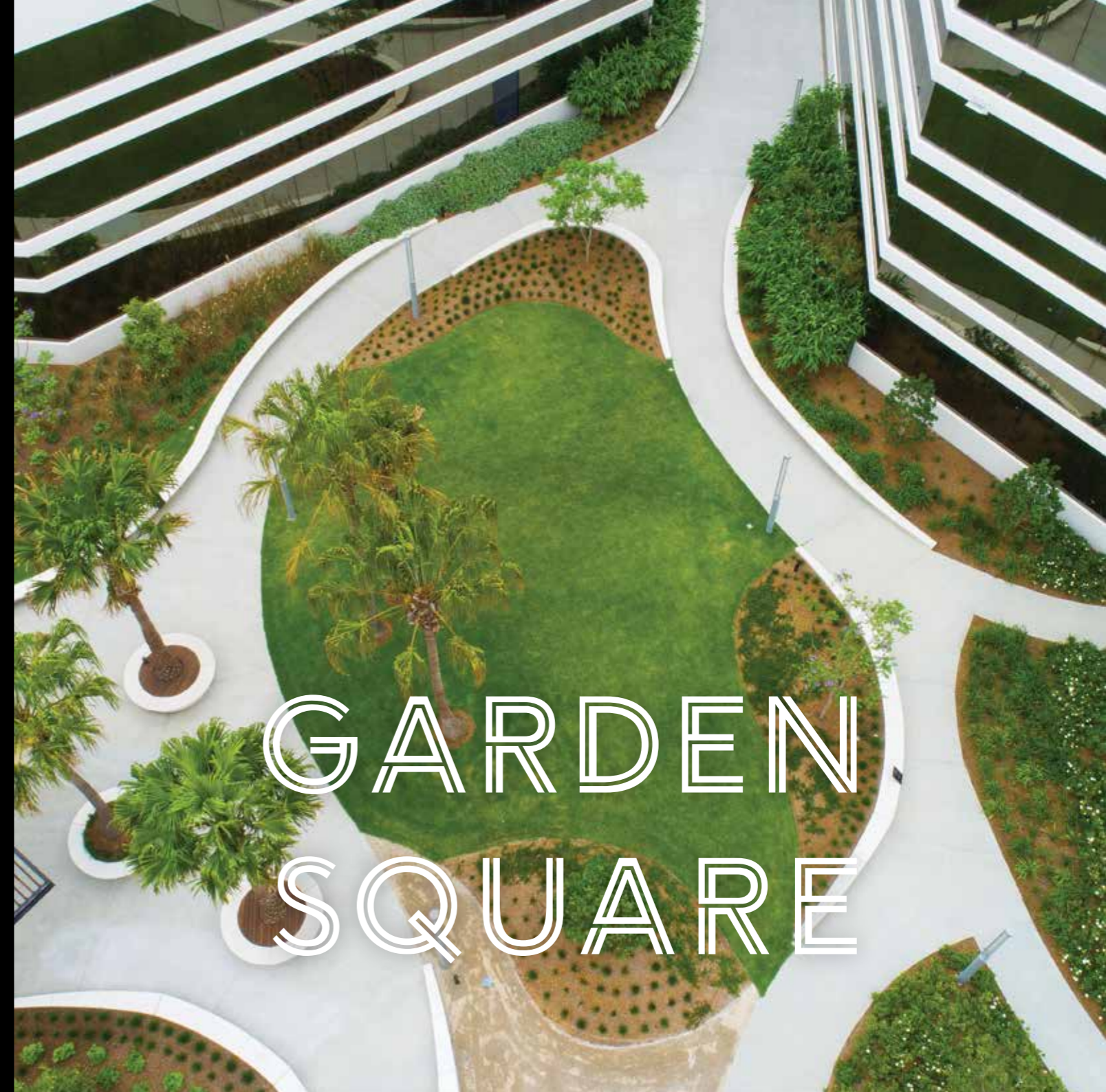
TOTAL NLA: 12,623m<sup>2</sup> (over 2 buildings)

CAR PARKS: 400+ spaces

NABERS: Targeting 5.0 Stars Base Building Energy,  
5.0 Star Base Building Water

FLOOR PLATE SIZE: Up to 1,920m<sup>2</sup>

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EQUITY



# GARDEN SQUARE



# LOOK AT THE LOCATION

The new look Garden Square occupies a high profile location within the regional business district of Upper Mount Gravatt. Located just 12km from the CBD the property provides excellent exposure to Kessels Road and the Pacific Motorway.

Garden Square gives tenants unrivalled access to a host of amenities with one of Australia's largest regional shopping centres, Westfield Garden City located just across the road.

Westfield has recently completed a major refurbishment improving all aspects of retail, food and beverage offering tenants the best and most convenient amenity in southern Brisbane.

A major bus interchange servicing Upper Mount Gravatt and the southern corridor is also situated within the Westfield Garden City precinct. Garden Square is perfectly positioned for business with over 400 car parks and the convenience of the Westfield Bus interchange and council Park and Ride within 3 minutes walking distance.

The bus station is a major link to the South East Busway and provides excellent access to and from Brisbane CBD.



Westfield Garden City 50 metres



Busway Station 200 metres



Griffith University – 5 minutes drive



Brisbane CBD 12km



Brisbane Airport 25 minutes drive



Gold Coast 45 minutes drive

# SQUARE



## LOOK AT THE CONVENIENCE

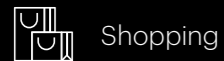
For those that choose to step outside Garden Square, a whole world of convenience awaits.

Less than 50 metres from Garden Square is the entrance to Westfield Garden City Shopping Centre.

Here over 420 retailers and providers offer everything from dry cleaning to dumplings as well as the choice of two medical centres.

Commuting to Garden Square is easy with the South East Bus Station dropping you right near your office door and designated bikeways for safe cycling.

Garden Square is perfectly positioned for employee and business convenience.



Shopping



Dining



Movies



Health Clubs



Medical



Public Transport



Ample Parking

# LOOK AT THE FACILITIES

Celebrating Brisbane's alfresco lifestyle, lush mature palms and evergreens provide a subtropical welcome as you enter through a landscaped boulevard between the two buildings.

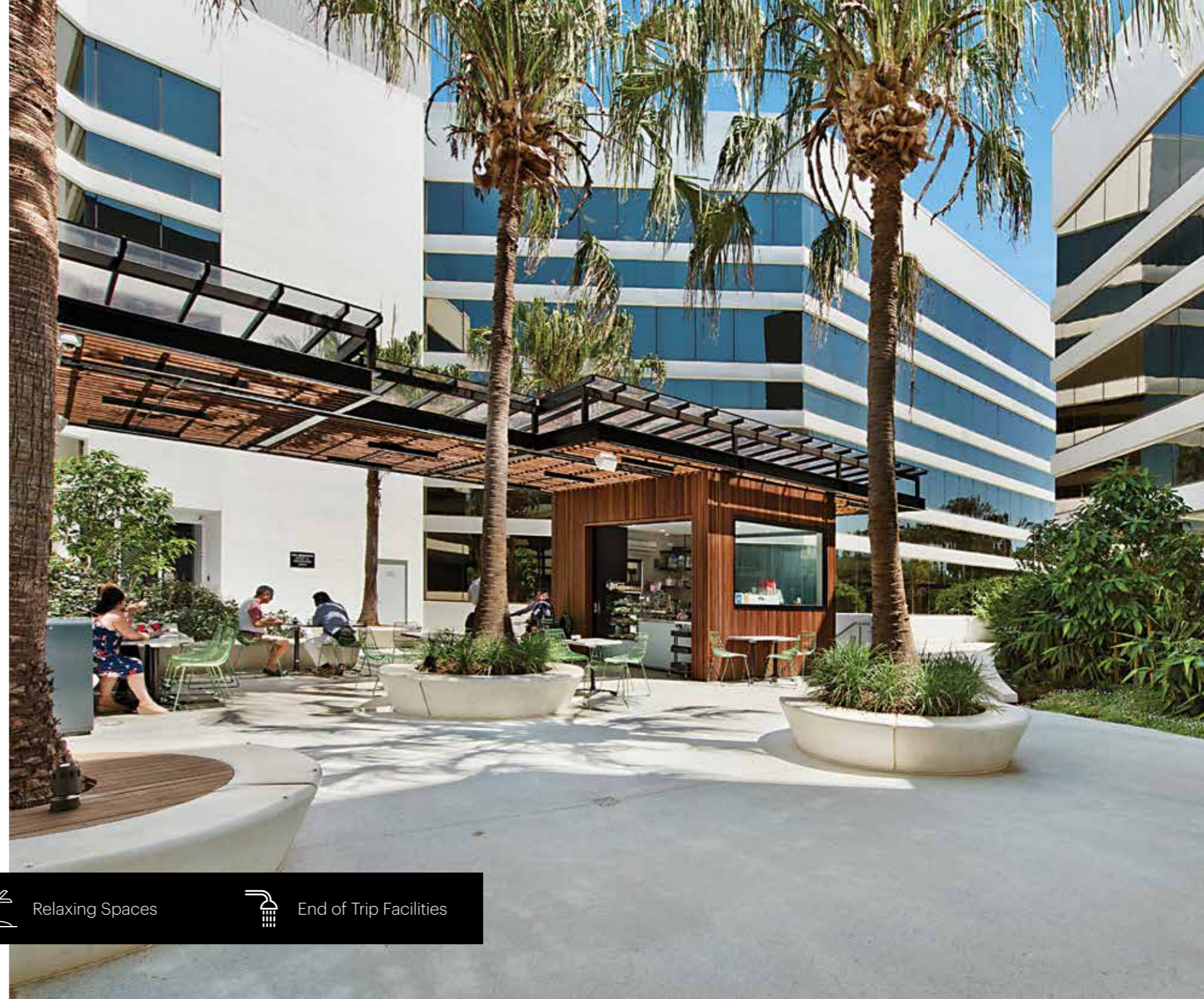
With plenty of areas to relax and reflect outside, the new look Garden Square encourages staff to recharge both body and mind away from their desk.

Perfect for staff socialising, the outdoor regeneration will provide a space to meet, entertain and relax whether it be during or after business hours.

A new end-of-trip facility featuring spacious showers, drying cupboards, lockers, change rooms and secure bike parking allows tenants to ride in and out of work or exercise during the day with the convenience of club style amenities within the building.

A brand new cafe operated by Vivo Coffee provides tenants with a coffee hit, healthy breakfasts and a robust lunch menu right at the front door step.

The cafe also offers catering for all tenants, perfect for client meetings or conferences requiring food or coffee.



On-site Café



Exercise Lawn



BBQ & Entertaining



Relaxing Spaces



End of Trip Facilities

# LOOK AT THE FACTS

## Building Description

Garden Square comprises 12,623m<sup>2</sup>\* of high quality office space over two separate buildings with underground and on-grade car parking for over 400 vehicles. Originally developed in 1983 and maintained to a high standard, the asset has been a high performing suburban office park that offers large floor plates of up to 1,920m<sup>2</sup>\* that benefit from an open plan layout with abundant natural light. The property provides multiple landscaped lawns and gardens which create multiple seating and breakout areas.

\*Approximately

## Building Services

**Vertical Access:** A total of six (6) lifts service Garden Square. Three passenger lifts provide access from the basement to top level both buildings.

**Air-conditioning:** Ducted air-conditioning is provided throughout the office accommodation.

**Security:** Security provisions consist of automated building management, CCTV, after hours security patrols and control access to the building, including all entry points and lifts.



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## Building Owner Quintessential Equity

With proven track record and approximately \$250 million of property under management, we focus on commercial office, industrial and development properties in CBD and other strategic locations across Australia. Quintessential Equity takes a hands-on approach to all our assets and the relationships we maintain with our tenants.

We consider our tenants, our clients. As landlords, we are committed to providing the highest levels of customer service, integrity and excellence. Only with this commitment can we achieve exceptional results. We are proud of our 90% tenant retention rate in properties acquired since our inception in 2010.

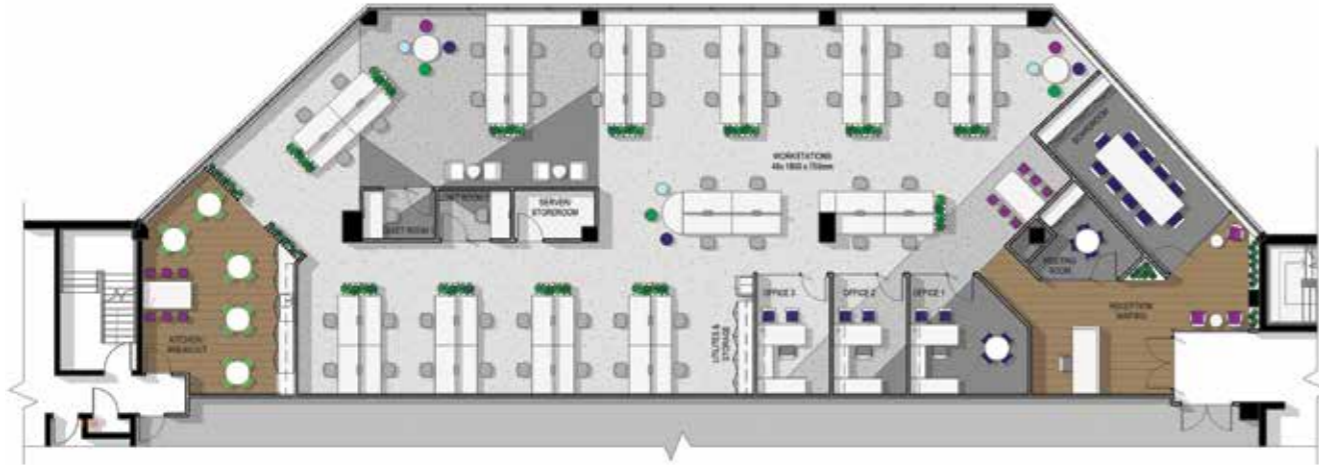
Our reputation is based on responsiveness, transparent communication and the ability to mitigate foreseeable risks. In every instance, we take pride in the delivery of the very best for our tenants, including complete satisfaction with their working environment and property management.

Quintessential Equity's internal engineering expertise has allowed us to increase the NABERS base building energy rating in a number of our commercial office buildings across Australia. Our initiatives were recognised when one of our buildings won the Energy Efficiency Council of Australia Award for the 2013 Best Commercial Building Project. Our sustainable approach results in more efficient building, lowering operating costs and meeting the social responsibility requirements for many blue-chip and Government organisations.



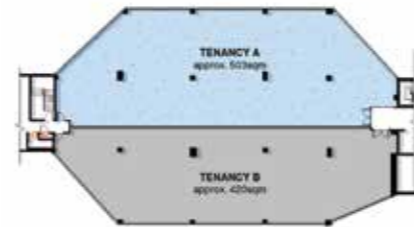


## Proposed Plan – Tenancy A

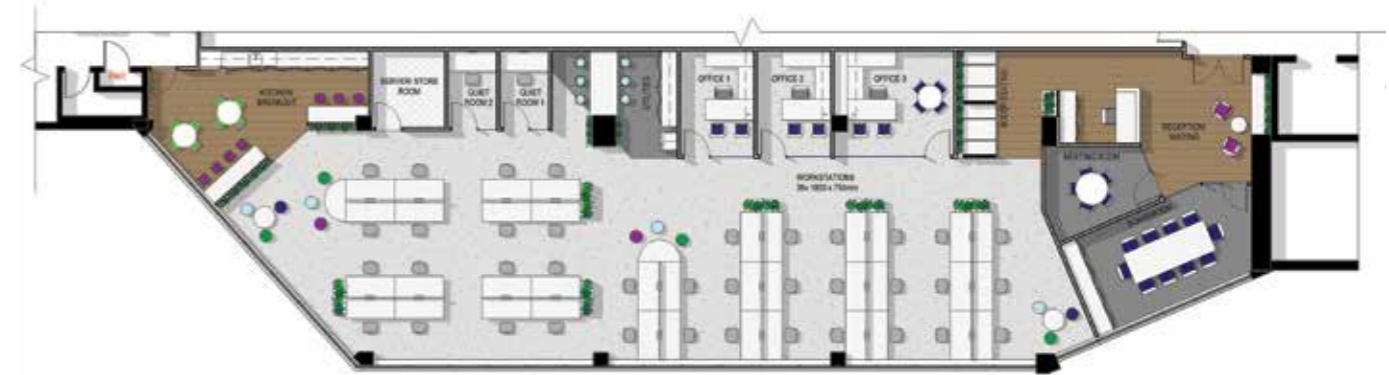


**Tenancy Summary:**  
Approx. 503sqm

- Reception/Waiting
- Boardroom
- Meeting Room
- Kitchen/Breakout
- Office x3
- Quiet Room x2
- Workstations x48
- Utilities
- Server/Storage Room

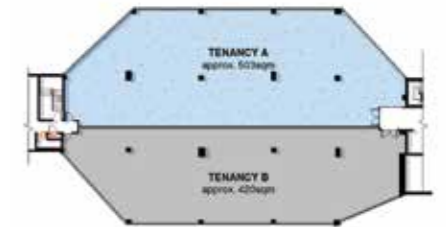


## Proposed Plan – Tenancy B



**Tenancy Summary:**  
Approx. 420sqm

- Reception/Waiting
- Boardroom
- Meeting Room
- Office x3
- Utilities
- Quiet Room x2
- Server/Storage Room
- Kitchen/Breakout
- Workstations x38

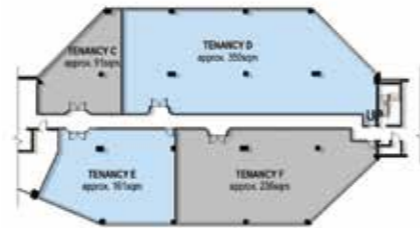


## Proposed Plan – Tenancy C



### Tenancy Summary: Approx. 91sqm

- Entry/Waiting Area
- Meeting Room
- Office
- Workstations x6
- Kitchenette
- Utilities
- Storage

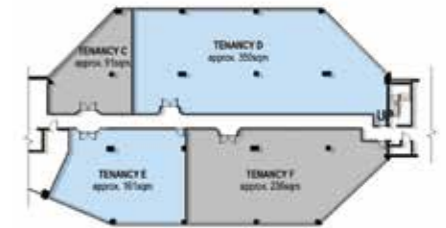


## Proposed Plan – Tenancy D



### Tenancy Summary: Approx. 350sqm

- Reception/Waiting
- Meeting Room x2
- Boardroom
- Utilities
- Office x2
- Server/Storeroom
- Collaboration Zone
- Kitchen/Breakout
- Workstations x28

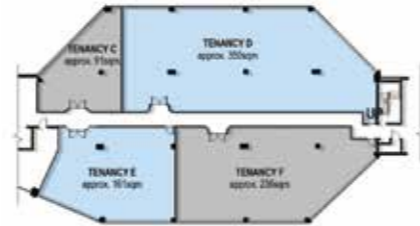


## Proposed Plan – Tenancy E



### Tenancy Summary: Approx. 161sqm

- Reception/Waiting
- Boardroom
- Utilities
- Office
- Kitchen/Breakout
- Workstations x16

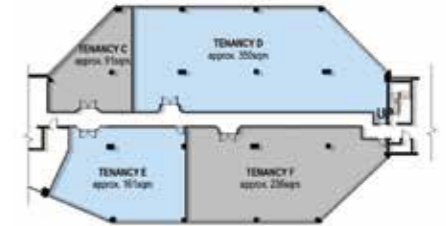


## Proposed Plan – Tenancy F



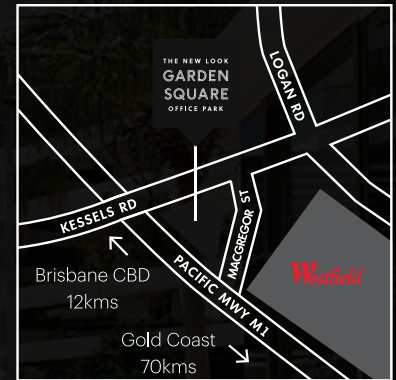
### Tenancy Summary: Approx. 236sqm

- Reception/Waiting
- Meeting Room
- Boardroom
- Office x2
- Utilities
- Kitchen/Breakout
- Workstations x20
- Server Cupboard





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