



133 Mary Street, Brisbane

BUILDING DESCRIPTION

With a total NLA of 12,903 sqm, 133 Mary Street is a quality building that comprises 15 levels of office accommodation, together with ground floor retail facilities. The building has a striking bronze-glazed presence in the Brisbane skyline and a landscaped open-air forecourt making an impressive entry statement.

The buildings excellent basement car parking ratios are now further complemented by a new *end-of-trip facility*. This is a secure facility that caters for bike riders, runners and walkers alike, providing showers, lockers and general amenities for the building's occupants.

133 Mary Street is undergoing the final stage of an exciting makeover ready for completion November, 2017.

The final stage will see the construction of a prominent architectural feature along Mary Street creating a new alfresco seating area in the forecourt. A new expanded entry lobby will include an Espresso Bar providing both internal and external seating over looking Mary Street.

Initial works to the refurbishment program have already been completed, with on floor works continuing as new concepts are finalised.

LOCATION

Sitting prominently on the Edward and Mary Streets corner, 133 Mary Street is within easy reach of all major city precincts. 133 Mary Street is conveniently located to financial and legal precincts, quick access to the south-East freeway, transit hubs, Brisbane's top hotels, the Queen Street Mall, GPO, major banks and State and Federal Government Departments.

Located at the eastern end of Brisbane's new premier shopping street, Edward Street, this location will only be further enhanced by the nearby George Street Casino precinct, the proposed cross-river rail project and the station planned for Albert Street only a city block away.

RENT REVIEWS:	Negotiable
OUTGOINGS:	Included in base rent – Lessee pays increase in outgoings over base year.
CAR PARKING:	Car parking ration of 1:130 sqm leased, bays are provided at prevailing market rates.
END OF TRIP FACILITY:	Secure and air conditioned bike, locker and shower facilities are available at market rates.
CLEANING:	The Lessee is responsible for their proportion of tenancy and common area cleaning charges.
NABERS:	Currently 0 NABERS Energy Rating – targeting 4.0 following building upgrade program.
GST:	All quoted rentals, fees and charges are exclusive of GST

LEVEL	AREA SQM	MIN AREA SQM	RENT \$/SQMPA	LEASE TYPE	LEASE TERM	AVAILABILITY	FIT -OUT	COMMENTS
02	809	809	\$545.00	Direct	Negotiable	Immediately	No	Recently refurbished floor.
03	808	808	\$ 545.00	Direct	Negotiable	Immediately	No	Currently being refurbished to the new base building standard.
05	807	807	\$ 565.00	Direct	Negotiable	Immediately	No	
08	808	Flexible	TBC	Sub lease	Negotiable	TBC	Yes	The Lessee is seeking to sublease the floor. Currently fully partitioned.
10.02	434	TBC	\$565.00	Direct	Negotiable	December	No	Will be refurbished to the new base building standard
11	From 110 to 230	From 110 to 230	\$605 to \$625	Direct	Negotiable	Q1, 2018	Yes	5 new spec fit-outs are proposed for early 2018.
12.03	155	The Greenhouse	\$ 625.00	Direct	Negotiable	Immediately	Yes	New, turn key spec fit outs, in a modern style. Fully partitioned and furnished including a data and furniture package.
12.04	223	The Vineyard	\$ 625.00	Direct	Negotiable	Immediately	Yes	
12.06	123	The Hinterland	Signed HOA					
15.2	365	365	\$595	Direct	Negotiable	November 2017	No	Refurbished vacant space

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