



BUILDING DESCRIPTION

Constructed on the historic YMCA site, 288 Edward Street is a 28-storey office building offering 27 levels of office space, upper mezzanine level, ground floor retail and one basement level of car parking. Laneway access to a loading dock to cater for deliveries. The car park is monitored by CCTV and only accessed via security card system - offering tenants secure and accessible parking 24 hours a day, 7 days a week.



With typical floors of 688sqm, the floors have quality finishes and provide expansive city views, exceptional natural light on all sides of the building with a side-core design that allows for a multitude of office designs across this practical floor.

In second half of 2018, 288 Edward Street will see a comprehensive ground floor refurbishment program commence that will transform the building's Street presence and improve the quality of office space and services in the tower.

Proposed works will include creating new retail tenancies to the footpath; an impressive awning over the footpath; reconfigured new office entry lobby; internal and mechanical lift upgrade with a destination control system; and base building infrastructure upgrade, together with the construction of a new secure *end-of-trip facility* for the building.



LOCATION

Sitting on Edward Street between Adelaide and Ann Streets, diagonally opposite Central Railway Station, with Edward Street forming one of Brisbane's main access pathways into the CBD. 288 Edward Street occupies a very prominent position only one property removed from the major Adelaide and Edward Street intersection.

This commanding position provides its occupants with easy access to all forms of transport, the Queen Street Mall, major retailers, hotels and restaurants.

RENT REVIEWS:	Negotiable
OUTGOINGS:	Included in base rent – Lessee pays increase in outgoings over base year.
CAR PARKING:	Limited parking bays are available within the building at prevailing market rates.
CLEANING:	The Lessee is responsible for their proportion of tenancy and common area cleaning charges.
NABERS:	Currently 2.0 NABERS Rating.
GST:	All quoted rentals, fees and charges are exclusive of GST

Graham Clarkson
LEASING MANAGER

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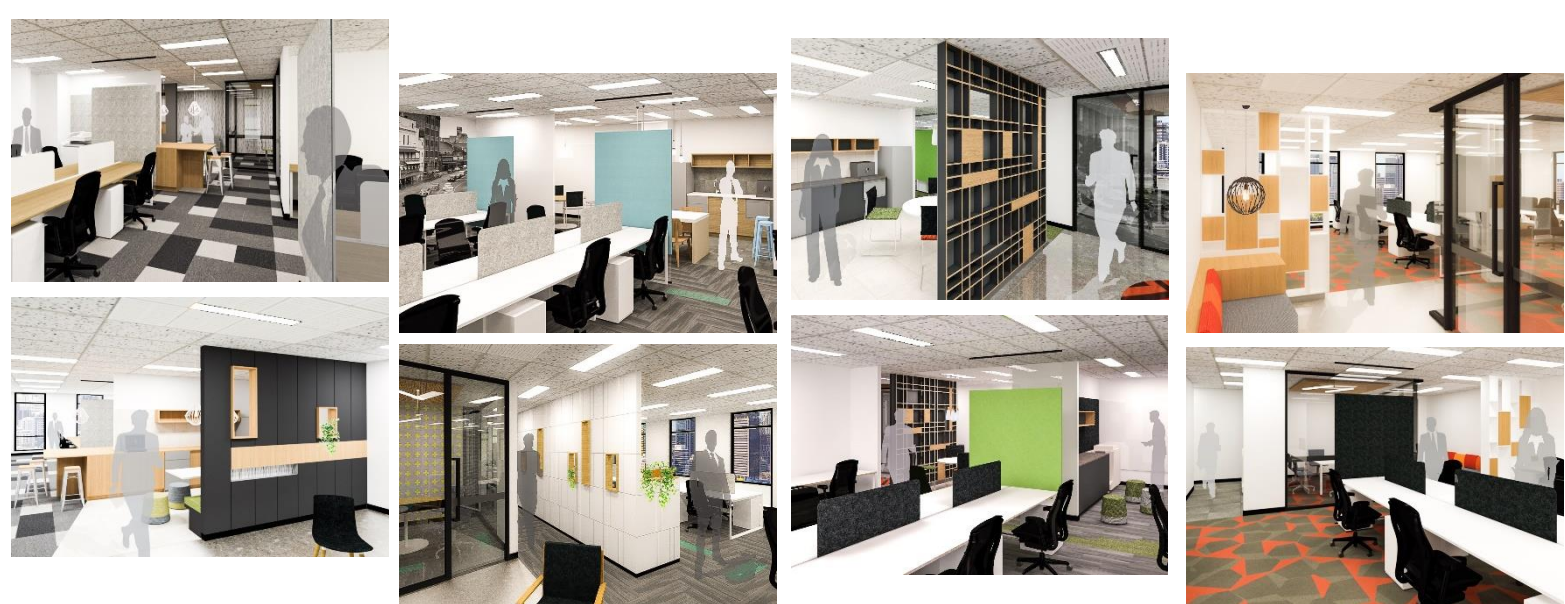
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LEVEL	AREA SQM	MIN AREA SQM	RENT \$/SQMPA	LEASE TYPE	LEASE TERM	AVAILABILITY	FIT -OUT	COMMENTS
05	688	Flexible	\$ 535.00	Direct	Negotiable	Immediately	Yes	Ex legal fit-out in place, can be subdivided to suit or refurbished to new base building standard.
06.F	78	78	\$ 550.00	Direct	Negotiable	Immediately	Yes	New partitioned and furnished small suites overlooking Edward Street, great lift lobby exposure.
06.D	163	163	\$ 525.00	Direct	Negotiable	Immediately	Yes	Partly Fitted
09	688	Flexible	\$ 560.00	Direct	Negotiable	Immediately	Yes	Fitted tenancy, including shower, workstations in an open plan layout.
13.B	153	153	\$ 550.00	Direct	Negotiable	Immediately	No	Currently greenfield space.
17.1	145	145	\$ 585.00	Direct	Negotiable	January 2018	Yes	New, turn key spec fit outs, in a modern style. Fully partitioned and furnished including a data and furniture package.
17.2	110	110	\$ 595.00	Direct	Negotiable	January 2018	Yes	
17.3	240	240	\$ 580.00	Direct	Negotiable	January 2018	Yes	
19.B	174	174	\$ 560.00	Direct	Negotiable	Immediately	Yes	Partly partitioned with workstations in place. Tenancy has a good Spring Hill outlook.
20	688	Flexible	\$ 570.00	Direct	Negotiable	Immediately	No	To be refurbished, the floor has a fantastic outlook.
23	688	688	\$ 570.00	Direct	Negotiable	Immediately	Yes	Good open plan workstation layouts in place, with a fantastic outlook.
26	688	688	TBC	Direct	Negotiable	TBC	No	To be refurbished, the floor has a fantastic outlook.
27	688	688	TBC	Direct	Negotiable	TBC	No	To be refurbished, the floor has a fantastic outlook.



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