

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 modern *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 late 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.

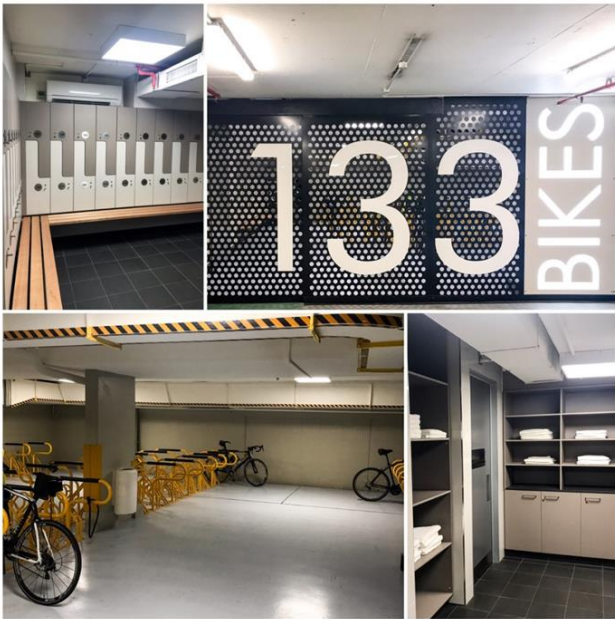
Initial works to the refurbishment program have already been completed, with on floor works continuing as new concepts are finalised.



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



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LEASING MANAGER

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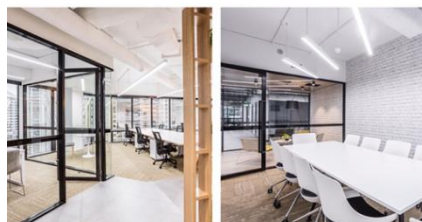
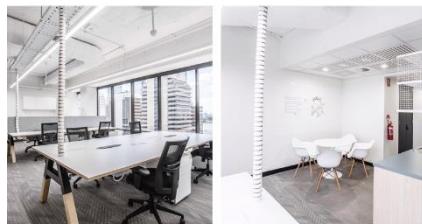
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LEVEL	AREA SQM	MIN AREA SQM	RENT \$/SQMPA	LEASE TYPE	LEASE TERM	AVAILABILITY	FIT - OUT	COMMENTS
02	809	809	\$555.00	Direct	Negotiable	Immediately	No	Refurbished floor.
03	808	808	\$ 555.00	Direct	Negotiable	Immediately	No	Currently in a shell and core condition. To be refurbished to the new base building standard.
05	807	807	\$ 575.00	Direct	Negotiable	Immediately	No	
08	808	808	TBC	Sub lease	Negotiable	TBC	Yes	The Lessee is seeking to sublease the floor. Currently fully partitioned.
10	434	80 - 170	TBC	Direct	Negotiable	Early 2018	TBC	Concept design stage for 4 new fitted tenancies
11	From 100 to 160	From 100 to 160	\$605 to \$625	Direct	Negotiable	April 2018	Yes	6 new spec fit-outs are proposed for April 2018 completion.
12.03	155	The Green house	Signed HOA					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	
15	365	110 to 130	TBC	Direct	Negotiable	Early 2018	TBC	Concept design stage for 3 new fitted tenancies



*Example tenancies only. Please note, your tenancy may not look like examples given.

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