

# 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 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.



The building incorporates a prominent architectural feature along Mary Street creating a alfresco seating area in the forecourt.

The new expanded entry lobby includes a business lounge area, boardroom and an espresso bar providing both internal and external seating over looking Mary Street.

## 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.



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

### Graham Clarkson

LEASING MANAGER

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LEVEL	AREA SQM	MIN AREA SQM	RENT \$/SQMPA	LEASE TYPE	LEASE TERM	AVAILABILITY	FIT - OUT	COMMENTS
02	809	809	TBC	Direct	Negotiable	Immediately	No	Refurbished to a warm shell.
03	808	808	TBC	Direct	Negotiable	Immediately	No	Refurbished to a warm shell.
04	807	807	TBC	Direct	Negotiable	January 2019	No	Old existing fit-out in place, requires refurbishment
05	807	807	TBC	Direct	Negotiable	Immediately	No	Refurbished to a warm shell.
06	807	807	TBC	Direct	Negotiable	August 2018	Yes	Refurbished to a warm shell.
08	807	808	TBC	Sub lease	Negotiable	TBC	Yes	The Lessee is seeking to sublease the floor until 31 July 2019. Currently fully partitioned.
09	808	808	TBC	Direct	Negotiable	January 2019	Yes	Good existing fit-out in place
10	434	Flexible	TBC	Direct	Negotiable	Immediately	TBC	Refurbished to a warm shell.
11.2	109	109	TBC	Direct	Negotiable	Immediately	Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 10 workstations, kitchen and collaboration area.
11.3	136	136	Signed HOA				Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 1 office, 12 workstations, kitchen and collaboration area.
11.4	135	135	TBC	Direct	Negotiable	Immediately	Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 13 workstations, kitchen and collaboration area.
11.6	160	160	Signed HOA				Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 2 office, 14 workstations, kitchen and collaboration area.
14	807	807	TBC	Direct	Negotiable	January 2019	Yes	Good existing fit-out in place
15	365	Flexible	TBC	Direct	Negotiable	Immediately	No	Refurbished to a warm shell.

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