

# 288 Edward Street, Brisbane

## 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.



## 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

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LEASING MANAGER

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LEVEL	AREA SQM	MIN AREA SQM	RENT \$/SQMPA	LEASE TYPE	LEASE TERM	AVAILABLE	FIT -OUT	COMMENTS
01	685 + 285 balcony	685 + 285 balcony	TBC	Direct	Negotiable	TBC	No	The floor is to be refurbished to the building new standard.
06.D	163	163	TBC	Direct	Negotiable	Now	No	Open area which can be refurbished.
07.A	159	159	TBC	Direct	Negotiable	June	Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 1 office, 17 workstations, large kitchen and collaboration area.
08.4	163	163	TBC	Direct	Negotiable	Now	Yes	Fitted for a small training group with 2 training room, 1 office and kitchen break out area.
13.B	153	153	TBC	Direct	Negotiable	Now	Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 1 office, 16 workstations, kitchen and collaboration area.
16	688	688	TBC	Direct	Negotiable	October	No	To be refurbished
17.A	149	149	TBC	Direct	Negotiable	Now	Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 1 office, 15 workstations, kitchen and collaboration area.
17.B	114	114	TBC	Direct	Negotiable	Now	Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 boardroom, 13 workstations, kitchen and collaboration area.
17.C	249	249	TBC	Direct	Negotiable	Now	Yes	Recently completed fully fitted and furnished tenancy that includes a waiting area, 1 meeting room, 1 boardroom, 2 office, 27 workstations, large kitchen and collaboration area.
19.B	174	174	TBC	Direct	Negotiable	Now	No	Tenancy has a good Spring Hill outlook. Can be provided as either fitted or an open area.



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