

FOR LEASE



8|ST|G

PERTH

8|ST|G

**CBRE**



James Phelan  
+61 0410 970 354

Dustin May  
+61 0434 659 809

PROUDLY OWNED BY



# WELCOME TO 8 ST GEORGES TERRACE

—  
PERTH

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**8STGEORGES.COM.AU**



# ABOUT THE LANDLORD



Quintessential focuses on commercial office, industrial and development properties in CBDs and other strategic locations across Australia.

We pride ourselves on our ability to achieve exceptional results by taking a hands-on approach to all our assets and to the relationships we maintain with our tenants. Our team at Quintessential has a collective passion for property and customer service.

We're proud to call our tenants our clients and we believe meaningful and lasting relationships are built on open and transparent communication. Without clients we do not have a business.

We deeply believe that as landlords it is our job to provide the highest customer service to our clients and business partners, as only by having this commitment can we become the landlord or developer of choice.

We aim to provide a high standard of comfort conditions so our clients can focus on running their business. After all, our clients' success is our success.



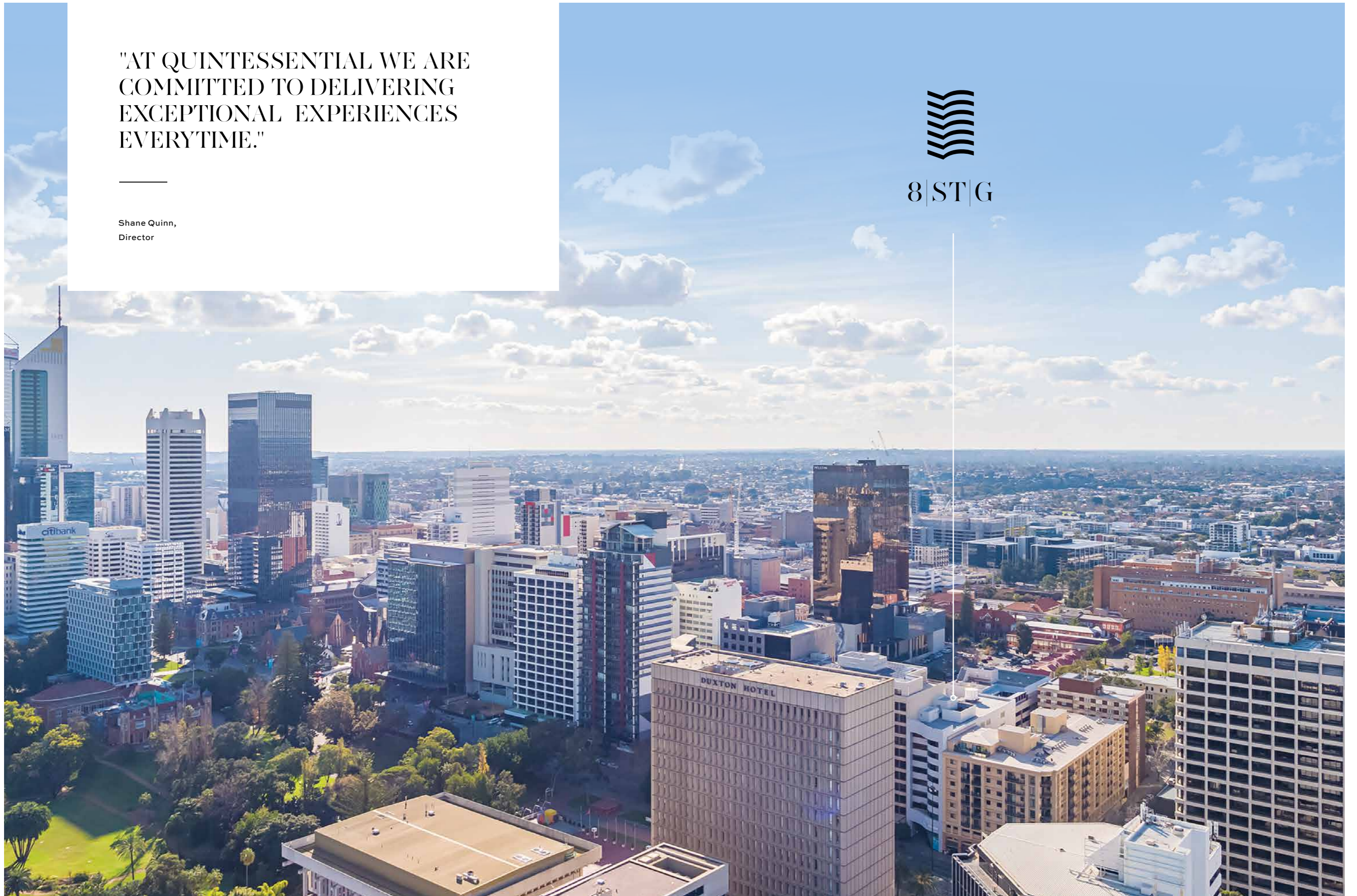
"AT QUINTESSENTIAL WE ARE  
COMMITTED TO DELIVERING  
EXCEPTIONAL EXPERIENCES  
EVERYTIME."

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Shane Quinn,  
Director



8|ST|G



# BUILDING HIGHLIGHTS

Incoming tenants at 8 St Georges Terrace will enjoy exceptional office accommodation in a location that offers easy access to a wide range of lifestyle options.

This 8-floor office tower offers a mix of quality fitted or refurbished open plan office spaces from 200sqm to whole floors of up to 600sqm.

With great natural light and a side core increasing efficiency of floor plates, 8 St Georges Terrace is the perfect amalgamation of elegance, convenience and amenity for any commercial office tenant in Perth.



600M2\* FLOOR PLATES



BRAND NEW GROUND FLOOR LOBBY AND ON-FLOOR LOBBIES



BUILDING NAMING RIGHTS AVAILABLE



BRAND NEW END-OF-TRIP FACILITIES



NEW CONFERENCE FACILITIES



WAYFINDING, STATUTORY AND BASE BUILDING SIGNAGE UPGRADE



BATHROOM REFURBISHMENTS THROUGHOUT.



COLUMN FREE FLOORS



SIDE CORE ALLOWING FLEXIBLE CONFIGURATIONS



EXEMPT NABERS BASE BUILDING ENERGY RATING



# UPGRADES



## Ground Floor

A brand new ground floor entry lobby, reflecting the high standard that all tenants deserve. This lobby is an entry statement that can't be ignored, with stone tiling, soft dark timber features, brilliant furnishings and brand new signage.

Tenants and their customers alike are welcomed into 8 St Georges Terrace the moment they step in the front door.



## Common Conference Facility

The ground floor has been designed to allow for the construction of a state-of-the-art conference facility to be used for board meetings, presentations or conferences which can be booked through the building booking system. The facility is equipped with separate tea point, dual television screens cabled to use with a computer presentation, flexible tables configurable to suit your requirements and architecturally designed to appeal to all businesses.



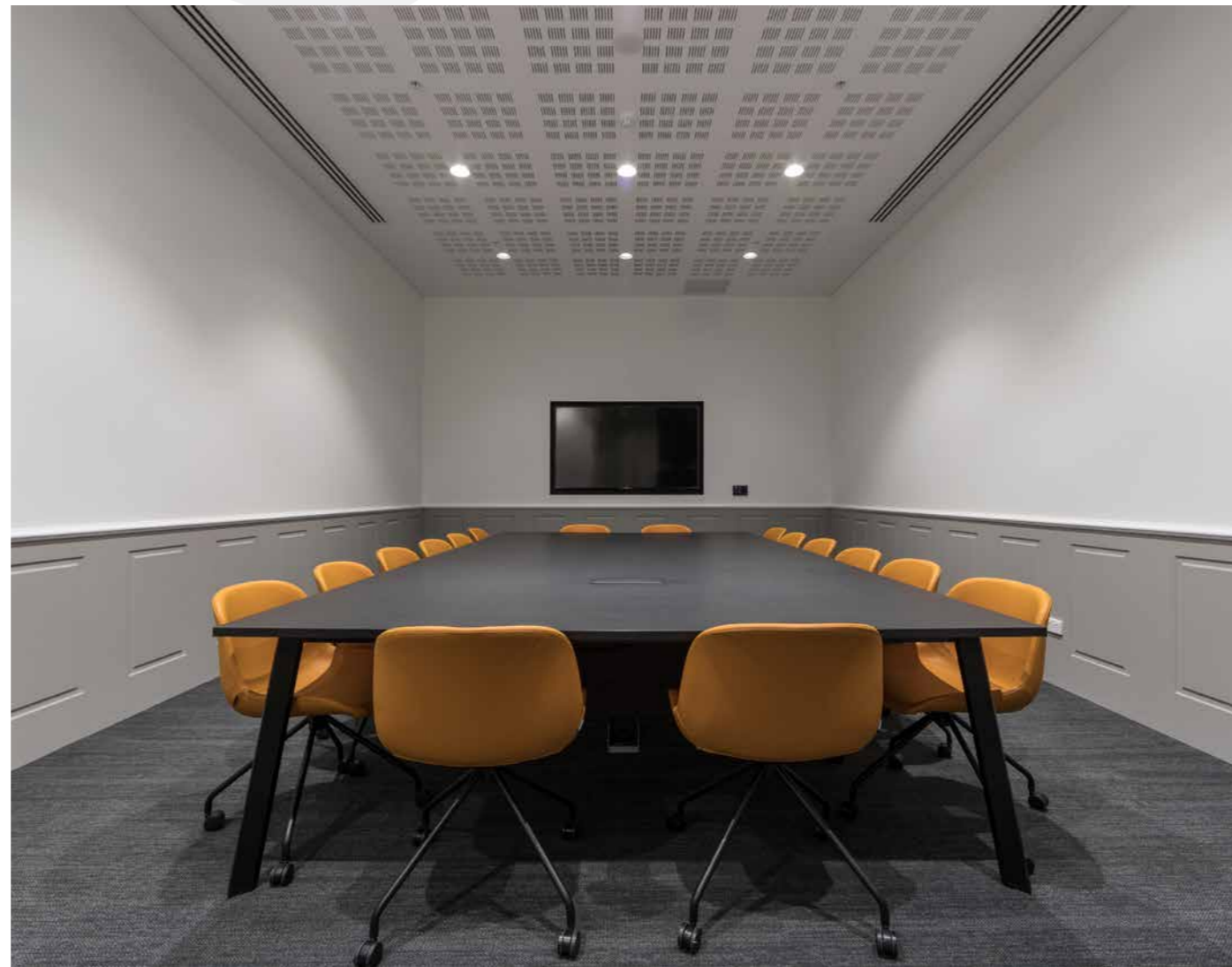
## Lifts

Brand new lifts ensure a smooth, fast and reliable ride every time. Designed to seamlessly integrate with the lobby refurbishment.



## Bathrooms

Every bathroom within the building has been upgraded to a premium quality with marble finishes, concealed amenities, modern fixtures and water saving facilities.



## End-of-Trip Facility

Along with new bike parking facilities in the carpark, the ground floor has been fitted with brand new End-of-Trip facilities consisting of towel services (so you never need to bring your own), abundant lockers, spacious showers, toilets, ironing station, dry preparation area, clothes airing cupboards and spacious changing areas. The new facility presents as one of the best in the Perth CBD.



## Level 1-7

Lobby entries on each floor have been architecturally designed consistent with the ground floor lobby to ensure continuity throughout the building. In addition to bathroom upgrades on each floor, the lift faces and entry statement on each floor are thoughtfully designed to ensure the building presents perfectly from entry to exit.

# DESTINATION 8STG



### New end-of-trip facilities

- new lockers
- bicycle racks
- drying rooms
- showers
- seating

Quintessential has made a number of strategic refurbishments and upgrades to ensure 8STG ranks amongst the top choices for a new office location.

The high quality End-of-Trip facilities provide a best in class experience for those fitness enthusiasts who journey to or from your new home, as well as those who take advantage of a lunchtime disconnect through the Supreme Court Gardens and along the Swan River.

### Strategic Refurbishments and Upgrades Completed



Ground Floor Lobby Upgrade



State of the Art End-of-Trip Facilities



On-floor lobby refurbishments



Bathroom upgrades throughout



Tenancy "warm shell" refurbishments

# LOCATION

8 St Georges Terrace is a boutique commercial office building positioned in Perth's legal epicenter, occupying a prime position overlooking the Supreme Court Gardens and the Swan River.

Located on Perth's most distinguished CBD street and surrounded by a vibrant mix of world-class hospitality offerings, the amenity on offer rivals that of any central CBD location.

Take this opportunity to familiarise yourself with the public transport connectivity and overall 'walkability' of this location in our map study.



1 approx 600m Supreme Court



4 approx 400m Hibernian Place

2 approx 180m Family Court

5 approx 770m Woolworths

3 approx 270m Magistrates Court

6 approx 700m Hay Street Mall



7 approx 380m Novotel Langley

8 approx 400m Westin Hotel

9 approx 80m Duxton Hotel

10 approx 450m Como The Treasury



11 approx 100m Perth Concert Hall

12 approx 1.2km Perth Convention Centre

13 approx 950m Elizabeth Quay



14 approx 800m Mclver Train Station

B approx 50m Bus Stops

P approx 250m Public Car Parking

15 approx 1km Perth Train Station



16 approx 750m Wellington Square

17 approx 250m Langley Park

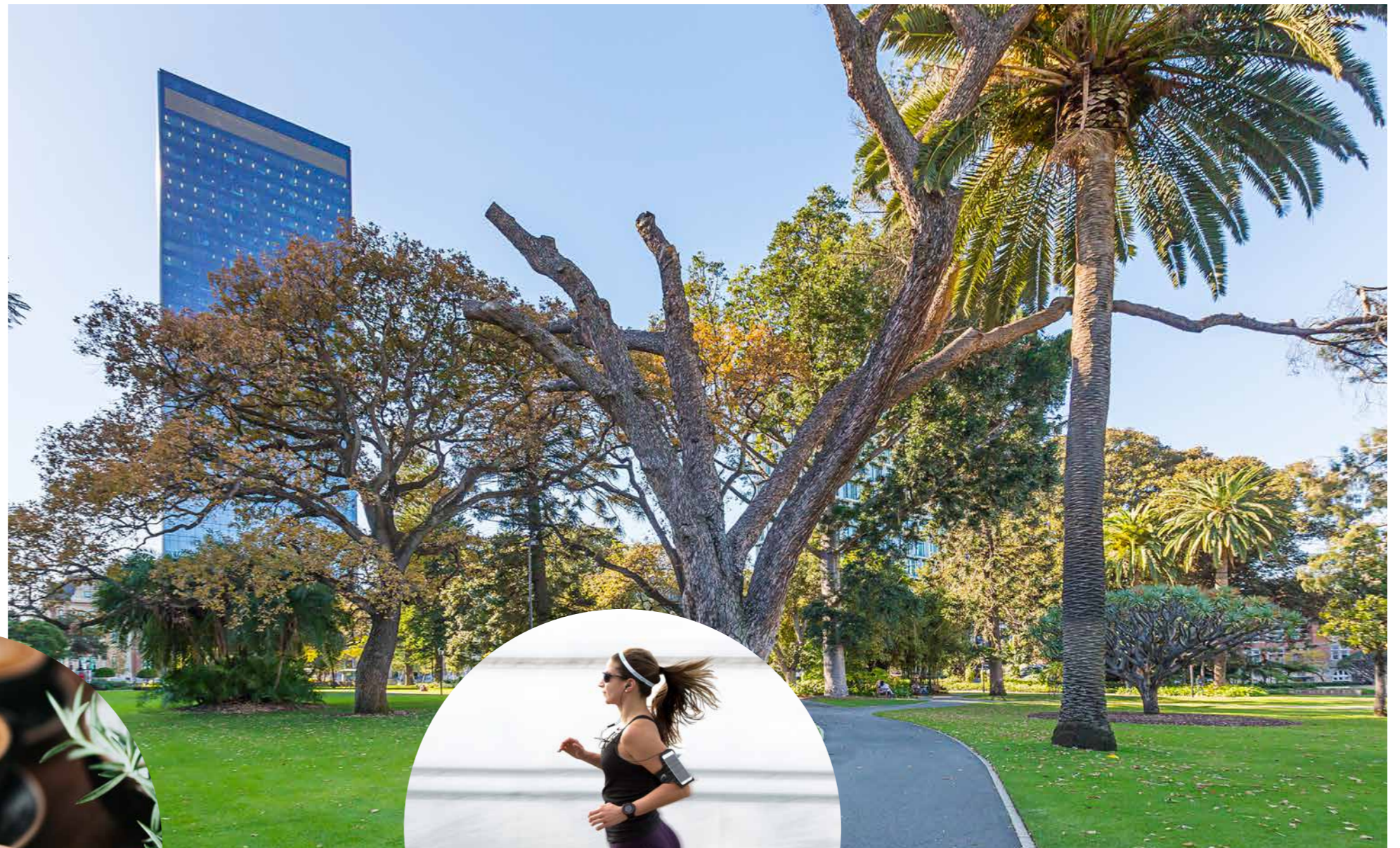


# LOCATION + WELLNESS

## The importance of wellbeing

Quintessential recognise the importance of staff wellbeing, and ultimately the retention and attraction of top talent for its customers. The regeneration of this building has been planned with a focus on delivering your next 'home' so that you can focus on what really matters — your business.

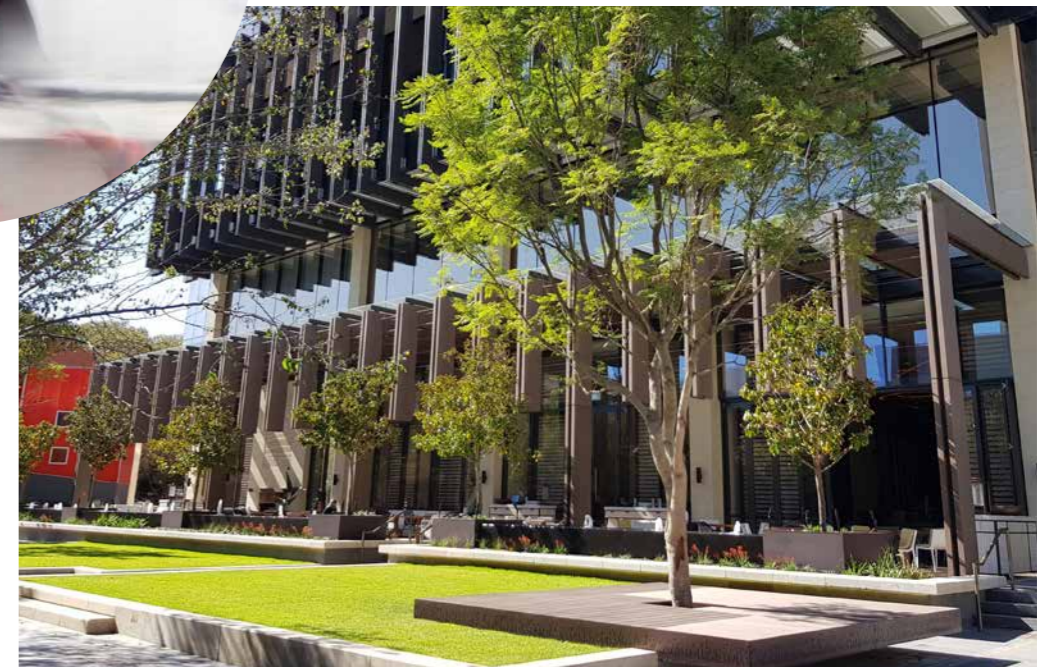
Whatever your lifestyle, the building design and surrounding amenity provide endless opportunities to reset and focus on your next positive interaction.



STIRLING GARDENS



CITY OF PERTH LIBRARY



GARUM AT HIBERNIAN PLACE

# TURN-KEY FITOUTS

We understand that building may not be the core business for all of our tenants and that is why Quintessential can offer the services of providing a turn-key solution so that you don't have to worry about the overwhelming task of constructing a fitout.

"Quintessential has been great to work with during the process, we had a very tight deadline to get in, they were with us every step of the way and allowed us to achieve our operational outcomes as well as getting in on budget and on time."



**MIKE TAYLOR**  
CHIEF EXECUTIVE OFFICER  
NORMAN WATERHOUSE  
431 KING WILLIAM STREET.



Refurbishment of 14 Moore Street

"Quintessential has been an excellent landlord to deal with right from the first time we met them. They genuinely care about their tenants and took a very proactive approach to ensure we had a seamless transition into our new office."



**MATTHEW CAMPIUTTI**  
CHIEF OPERATING OFFICER,  
WALZ GROUP CEO  
TENANT, 8 GARDNER CLOSE, MILTON.



**GARY GORDON,**  
DIRECTOR,  
ACT PROPERTY GROUP  
TENANT, 2-6 BOWES STREET,  
CANBERRA.

## Fitout Process

We make this process as seamless as possible by:



Introducing our designer at the tenant inspection to understand your requirements



Providing test fit options as required



Tenancy Lease Execution



Preparing design and service drawings for tender



Appointing a contractor to complete the fitout



Managing the fitout works from mobilisation to your relocation date

We can offer financial convenience by funding the fitout works with your allocated incentive- each agreement to be assessed on a case by case basis.

Whilst Quintessential welcomes your input and involvement into the project this is at your discretion and you can simply be as involved as you choose throughout the process.



Refurbishment of 2-6 Bowes Street

# FITOUT CONCEPTS

## Spec Fitout Full Floor

- Total Area → 600m<sup>2</sup>
- Staff No. → 56
- Density → 10.7 m<sup>2</sup> pp
- Workstations → 47

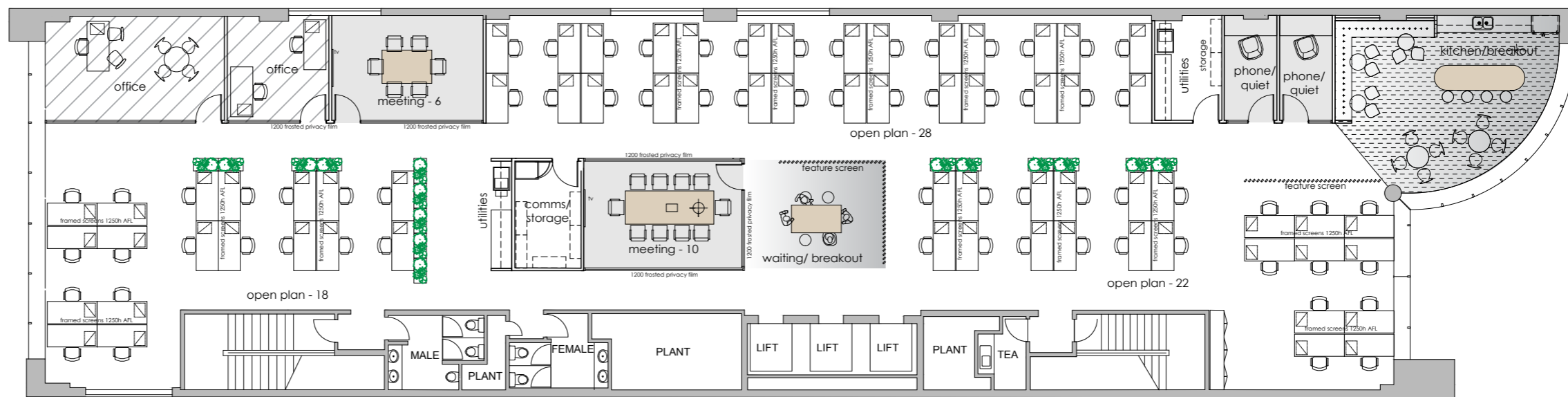
LEVEL | 4



## Spec Fitout Full Floor

- Total Area → 600<sup>2</sup>
- Staff No. → 69
- Density → 8.6 m<sup>2</sup> pp
- Workstations → 68

LEVEL | 6



# BUILDING VACANCY

600m<sup>2</sup>

LEVEL | 6

600m<sup>2</sup>

LEVEL | 4

230m<sup>2</sup>

LEVEL | G

