



**GHERINGHAP
STREET**

**BETTER
CONNECTIONS**



**OFFICE DEVELOPMENT
NOW LEASING**

THRIVE IN GEELONG'S NEWEST PRECINCT

"We're passionate about providing world-class office spaces that look after and help our tenants, the community and the environment to thrive."

We're delighted to again be making an important contribution to the growth and transformation of Geelong's post-pandemic office community."

Shane Quinn
Executive Chairman - Quintessential

ACKNOWLEDGEMENT OF COUNTRY

Quintessential acknowledge the Wadawurrung People as the Traditional Custodian of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

Through collaboration with the local Wadawurrung Traditional Custodians and City of Greater Geelong, 20 Gheringhap St has been given the Wadawurrung name of Ngytan Koriayo meaning 'Look over the water, see all around Corio Bay'.



PROUDLY DEVELOPED BY



BETTER CONNECTIONS

NOW LEASING

Quintessential is proud to present its latest commercial office development to the transforming landscape of Geelong's Central Business District.

This exceptional project forms the final piece of the new Wurriki Nyal Civic Precinct. An urban regeneration project initiated by the City of Greater Geelong, representing over \$250m invested by Government and the private sector to bring the precinct to life.

Part of an expansive 6,670sqm precinct, 20 Gheringhap Street enjoys direct access to landscaped open space, the waterfront, retail amenity, and is directly connected to public transport networks.

With development approval secured, 20 Gheringhap Street is designed to encourage better connections for employees, the workplace, health and well-being, and lifestyle offered by the Bellarine Peninsula.

This is an opportunity to secure the highest standard of quality office accommodation in Geelong and the Bellarine Peninsula.

20 Gheringhap Street provides the perfect opportunity to attract and retain the best talent living on the Bellarine Peninsula and wider Melbourne region.

KEY FEATURES AT A GLANCE



NLA approx 12,000sqm
of PCA A-Grade office



Targeting 5 Star Green Star
and 6 Star NABERS [with GreenPower]



Club-style end-of-trip
facilities



Conveniently connected
to public transport links



Flexible floor plates with
excellent natural light



WELL Core & Shell
Certification



Opening onto 2,600sqm
of expansive public realm



Curated cafe and
hospitality offerings



A connected office.

With access to cafes, retail
restaurants and more.



CREATING BETTER CONNECTIONS IN THE NEW HEART OF GEELONG

Geelong is one of Australia's most liveable and fastest growing cities, with the population projected to increase to 360,250 by 2036. As the local population and economy continues to grow, Geelong is set to evolve into a centralised cultural, employment and lifestyle hub.

A gateway to the Bellarine Peninsula and Victoria's Surf Coast, offering coastlines, tourism and hospitality, golf courses and wineries. Geelong is an ideal place to work, live and play.

Quick access to the Geelong Railway Station, Cunningham Pier ferry, the Busport Interchange to Melbourne and from October 2022, the Spirit of Tasmania will be calling Geelong home.



350m to Geelong Train Station
62 minutes to Southern Cross Station



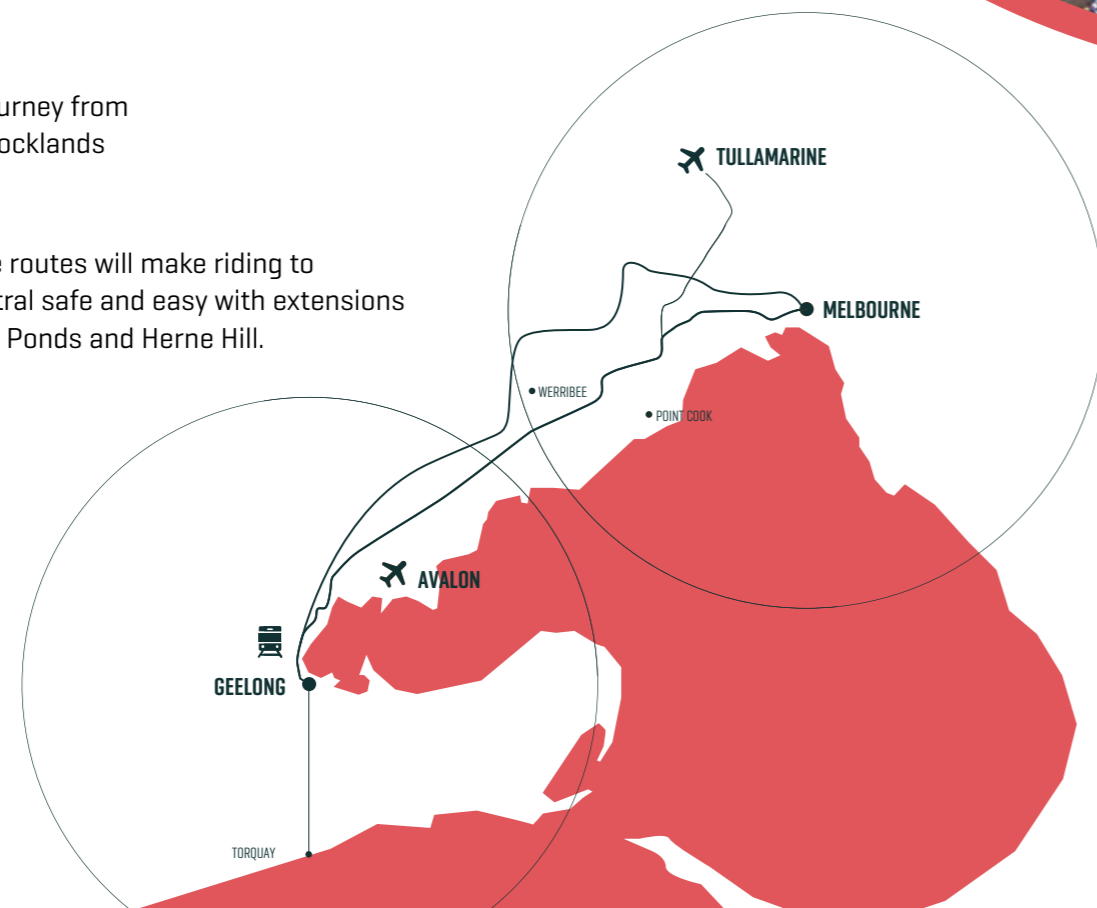
70 minutes to Melbourne CBD
30 minutes to Torquay
25 minutes to Avalon Airport
18 minutes to Armstrong Creek Town Centre



80 minute journey from Geelong to Docklands



Two new bike routes will make riding to Geelong Central safe and easy with extensions out to Wearn Ponds and Herne Hill.



- | | | |
|--------------------------------------|-------------------------|--|
| 1 Cunningham Pier | 7 NDIA Head Office | 13 Geelong Performing Arts Centre |
| 2 Deakin University | 8 WorkSafe Head Office | Geelong Train Station |
| 3 Proposed Geelong Convention Centre | 9 Magistrates' Court | Car Parking |
| 4 TAC Head Office | 10 Johnstone Park | More than 4700 off-street car parks and 5400 on-street car parks are available in Central Geelong. |
| 5 Westfield Shopping Centre | 11 Geelong Town Hall | |
| 6 New GMHBA Head Office | 12 Geelong City Library | |

A HEALTHIER CONNECTION BETWEEN WORK AND LIFE

On 20 Gheringhap Street's doorstep is the wider Civic Precinct, offering cafes for a morning coffee and expansive landscaped open spaces to enjoy throughout the day.

AM

MIDDAY

PM

WEEKEND



BETTER CONNECTED TO PUBLIC REALM

Over 2,600sqm of expansive public realm has been created with activated retail and hospitality offerings providing opportunities for informal outdoor meetings.



CONNECTED BY DESIGN

Designed by leading firm Cox Architecture and featuring a contemporary curved building form, 20 Gheringhap Street provides :

- A next-generation workplace focusing on sustainable design, health, wellness, and connectivity.
- Approx. 12,000 sqm of PCA A-grade office accommodation over 11 storeys with dual entrances and a double height atrium lobby.
- Exclusive rooftop terrace areas capitalising on the expansive views across Johnstone Park and Corio Bay.
- Activated ground plane with a variety of retail and hospitality offerings.
- Integrated smart building technology, touchless Bluetooth enabled access and a bespoke tenant engagement platform.
- Targeting 5 Star Green Star, 6 Star NABERS* and WELL Core & Shell. [* with GreenPower]
- Premium wellness facilities complement the building, including club style end-of-trip facilities.
- Maximum floor plate flexibility, minimal columns, side core and floor to ceiling windows, accentuating natural light and views across the park.

WHY 20 GHERINGHAP STREET AND THE BELLARINE

Avoid the hustle and bustle of the big city, while still being within a short drive to Melbourne.

Enjoy a lower cost of living while enjoying Geelong's cafes, restaurants and a diverse range of cultural events.

Live and work in close proximity to the internationally renowned Great Ocean Road and Surf Coast.

Entertain clients and staff on the world class golf courses or premier wineries the Bellarine has to offer.

Enjoy the cleaner air this fast growing regional city has to offer.



GREEN BUILDING FEATURES

SUSTAINABILITY



Targeting 5 Star Green Star



Targeting 6 Star NABERS Energy Rating
[With GreenPower]



Targeting WELL Core & Shell Certification



100% fresh air capability via VAV mechanical system



Solar generation system to reduce Carbon footprint



Rainwater water re-use



TOUCHLESS FEATURES

A safe and healthy workplace has never been more important. With flexible open office layouts, floor plates are designed for businesses to thrive.



Contactless Doors & Lifts

- Automatic doors in high-use areas including swipes for touchless operation.
- Destination control lifts allowing direct access to nominated floors.



Hands-free Sanitisation Stations

Placed in high traffic areas and common touch points throughout the building, so they're readily accessible.



Touchless fixtures

End-of-trip facilities and bathroom amenities include sensor fixtures, for best practice hygiene.

INCLUSIVE AMENITY



All-Gender Amenities on each floor



Changing Places facility with End-of-trip facilities

BUILDING TECHNOLOGY & SECURITY



Electric car charging stations



Bluetooth enabled access control systems



Closed Circuit Television [CCTV] camera monitoring



Occupier app to enhance tenant experience



Intelligent lighting control systems



Automated building management and Energy Management System

TURN-KEY SOLUTIONS AVAILABLE

Work with our in-house design and delivery teams to customise your ideal fitout to support and enhance your business operations and culture.





The traditional Wadawurrung name for the building is Ngytan Koriayo meaning 'Look over the water, see all around Corio Bay'.

Enjoy the breathtaking views from the stunning rooftop terrace.

WURRIKI NYAL CIVIC PRECINCT



- RETAIL
- AMENITY
- BUILDING LOBBY / ENTRY
- INDICATIVE ACCESS / PERMEABILITY



20 GHERINGHAP STREET

STACKPLAN



- Level 10 - Rooftop Terrace
- Level 9 - 1,195 sqm
- Level 8 - 1,195 sqm
- Level 7 - 1,195 sqm
- Level 6 - 1,195 sqm
- Level 5 - 1,195 sqm
- Level 4 - 1,195 sqm
- Level 3 - 1,195 sqm
- Level 2 - 1,195 sqm
- Level 1 - 1,195 sqm
- Podium - 990 sqm + Terrace
- Ground - 550 sqm Retail
- Total NLA - 12,295 sqm (Approx.)

20 GHERINGHAP STREET TYPICAL TOWER FLOOR PLATE

Levels 1 - 9

Total NLA (sqm)	1,195sqm *
Workpoints	approx 95 staff [1:12]
Reception / Wait Area	1
Kitchen	1
Quiet Rooms	3
Meeting Rooms	5
Boardroom	1
Breakout spaces	3

70% of floorplate within 8m, and 80% of floorplate within 12m of the facade



* Areas noted are indicative only, and subject to potential variation to the relevant Development Approval.

20 GHERINGHAP STREET TERRACE FLOOR PLATE

Podium Level

Total NLA (sqm)	990sqm *
Workpoints	approx 90 staff [1:10]
Meeting Rooms	2
Individual Quiet Rooms	4
Kitchen	1
Breakout spaces	3

70% of floorplate within 8m of the facade



Q **QUINTESSENTIAL**

Quintessential is a property private equity business specialising in the regeneration and development of commercial property.

Quintessential's expertise in property and commitment to quality ensures tenant expectations are continually exceeded.

Since inception in July 2010 Quintessential has:

- Transacted over \$996 million of properties
- \$846.8 million property under management, as at September 2022
- Over \$750 million in the development pipeline
- 23.4 % IRR. Weighted average net Internal Rate of Return for properties sold, as at June 2022
- 106.3 % TR. Weighted average Net Total Return for all properties sold, as at June 2022
- 92.8% TRR. Tenant Retention Rate, as at June 2022

QUINTESSENTIAL HELPING TO BUILD GEELONG'S VISION

Quintessential continues to contribute to the growth of Geelong's commercial landscape.



1 Malop Street, Geelong

WorkSafe Victoria's Headquarters is a landmark development at the global forefront of sustainability and occupant wellbeing.

NLA approx. 15,500 m² + 102 Car Bays

Features include:

- PCA A-Grade office accommodation
- 6 Star Green Star Design and As Built Rating and 5.5 Star NABERS Base Building Energy ratings
- First building in Victoria and second project globally to achieve Platinum Core & Shell WELL Building Certification



60 Moorabool Street, Geelong

New GMHBA Headquarters was completed in June 2021.

NLA approx. 11,050 m² + 61 Car Bays

Features to include:

- PCA A-Grade office accommodation
- 5 Star Green Star Design & As Built rating
- 5 Star NABERS Base Building Energy rating



137 Mercer Street, Geelong - Wurriki Nyal Civic Precinct

Civic Accommodation Building for the City of Greater Geelong was completed in July 2022.

NLA approx. 9,500 m² + 120 Car Bays

Features include:

- PCA A-Grade office accommodation
- Targeting the highest sustainability credentials, with a 6 Star Green Star Design rating
- Targeting 5 Star NABERS Base Building Energy rating including the peak operational ratings for energy, waste and water usage
- Constructed from Mass Engineered Timber



20 GHERINGHAP
STREET

20GHERINGHAP.COM.AU



REGISTER YOUR INTEREST
CONTACT ONE OF OUR LEASING AGENTS.



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