

FOR LEASE



431

KING WILLIAM STREET
ADELAIDE

About the landlord



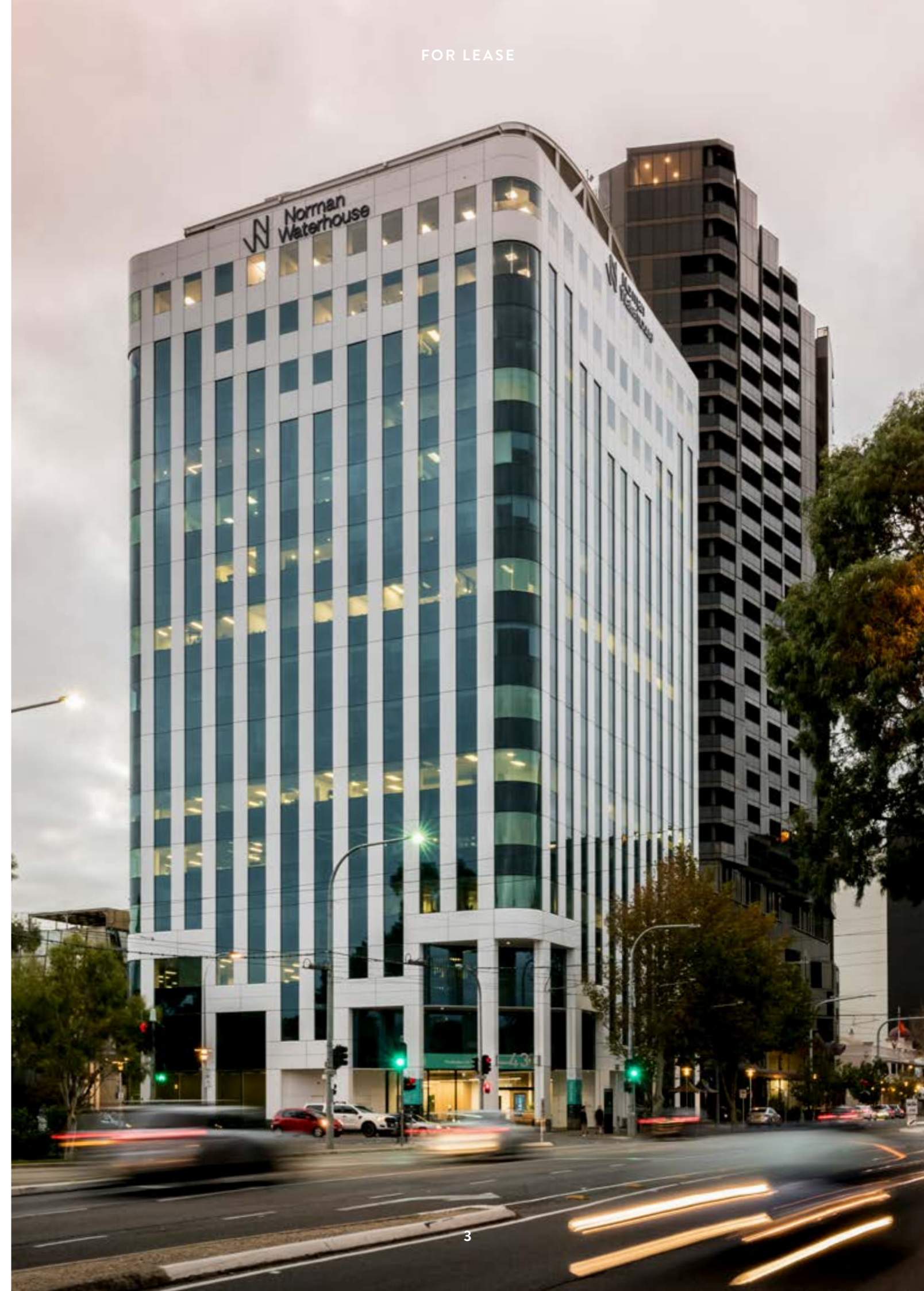
Quintessential focuses on commercial office, industrial and development properties in CBDs and other strategic locations across Australia.

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.





Position with prestige



**One of Adelaide's most prominent buildings,
431 King William Street combines a city gateway
location with an optimum working environment.**

Positioned on the corner of King William Street and South Terrace, this iconic business address overlooks the Adelaide parklands. Purchased by Quintessential in December 2018, the building has recently completed a comprehensive upgrade program, positioning it as the benchmark of quality and style.

Building highlights



Incoming tenants at 431 King William Street will enjoy exceptional office accommodation in a location that offers easy access to a wide range of lifestyle options.

Parking is no problem, with secure basement and multi-deck rear car parks, plus further car parking options and public transport nearby.

This 14-floor office tower offers a mix of quality fitted or refurbished open plan office spaces from 107sqm to whole floors of up to 845sqm. Currently a single tenancy of 270.3sqm is available

With great natural light and a central core increasing efficiency of floor plates, 431 King William Street is the perfect amalgamation of elegance, convenience and amenity for any commercial office tenant in Adelaide.



Single tenancy currently available

270.3SQM



Significant parking spaces available



Major capital refurbishment program recently completed



4.5 star NABERS Energy rating



Views to the coast, the Adelaide Hills and the southern parklands





Views to the coast, the Adelaide Hills and the southern parklands



Turnkey tenant fitout solutions on offer



The fastest and most cost-efficient internet connection in the world available via Ten Gigabit Adelaide



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The address to impress

It's a business location your clients will admire and your staff will love.



Great food and beverage amenities in the immediate vicinity



Variety of tenancy sizes available



A major capital refurbishment program has recently been completed, including state of the art end of trip facilities, ground floor lobby upgrade, on-floor lobby and bathroom upgrades as well as plant and machinery upgrades



Close proximity to the Tram on King William Street



Parklands on the doorstep



Excellent arterial road access



One of the highest car parking ratios in Adelaide

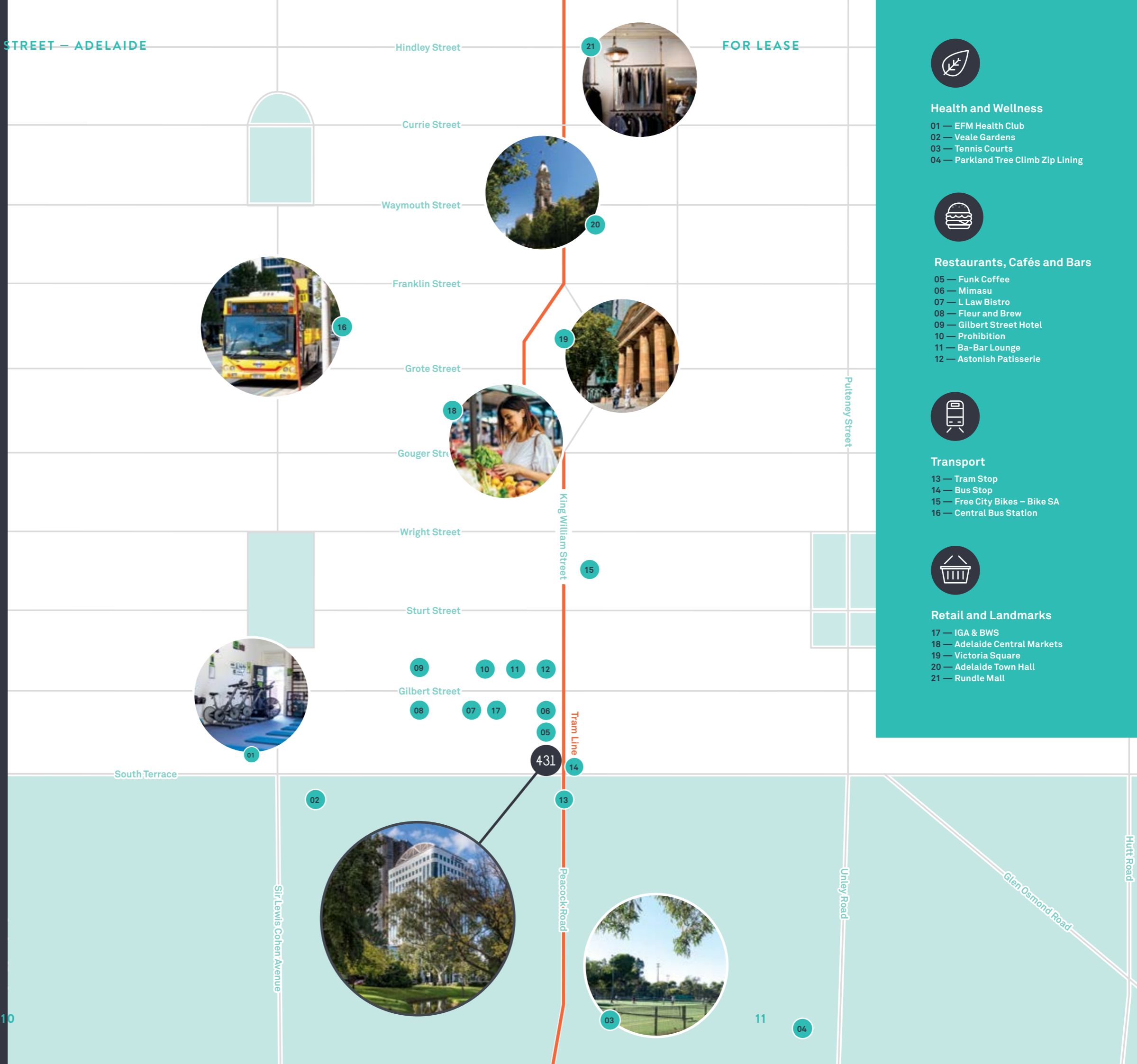
Location meets lifestyle



Whether you drive or take public transport, access to your office is easy and convenient, while the cafés, restaurants and amenity of the CBD are close by.

Just around the corner, the up-and-coming Gilbert Street urban village has a lively shopping, small bar and café scene, while the Gilbert Street Hotel is the kind of pub everyone wants for their local.

From 431 King William Street it's a short walk to the Quest Hotel, Adelaide Law Courts, Victoria Square and the Adelaide Central Markets. Directly opposite, Adelaide's tram service can take you to Adelaide Oval, Glenelg, Adelaide's new biomedical and hospital precinct or into the heart of the city in just a few minutes.



FOR LEASE



Health and Wellness

- 01 — EFM Health Club
- 02 — Veale Gardens
- 03 — Tennis Courts
- 04 — Parkland Tree Climb Zip Lining



Restaurants, Cafés and Bars

- 05 — Funk Coffee
- 06 — Mimasu
- 07 — L Law Bistro
- 08 — Fleur and Brew
- 09 — Gilbert Street Hotel
- 10 — Prohibition
- 11 — Ba-Bar Lounge
- 12 — Astonish Patisserie



Transport

- 13 — Tram Stop
- 14 — Bus Stop
- 15 — Free City Bikes — Bike SA
- 16 — Central Bus Station



Retail and Landmarks

- 17 — IGA & BWS
- 18 — Adelaide Central Markets
- 19 — Victoria Square
- 20 — Adelaide Town Hall
- 21 — Rundle Mall



Aesthetics and amenity

As befits its landmark position at the gateway to Adelaide's CBD, 431 King William Street's exterior has undergone a full upgrade, including painting, tiling, signage and lighting, enhancing its five-star appeal.



Occupants and visitors will enjoy

- brand new surfaces throughout the entrance lobby
- new feature lighting and improved integration with the ground floor café
- new LED lighting



Wayfinding, statutory and base building signage upgrade.



New end-of-trip facilities

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



All bathrooms and on floor lobbies have been completely refurbished.

Ready for business

Quintessential has completed a range of refurbishments and upgrades that ensures 431 King William Street is future ready.



External Painting



Ground Floor Lobby Upgrade



State of the Art End of Trip Facilities



On-floor lobby refurbishments



Bathroom upgrades throughout



Tenancy "warm shell" refurbishments



Enhanced sustainability

Quintessential is committed to reducing the carbon footprint of 431 King William Street.

Recent upgrades included mechanical plant replacements including air handling units, chillers, pumps and boilers, and building management system upgrades. Energy efficient LED lighting technology has also been implemented and lift upgrades are currently underway.



Chiller replacements



Boiler replacements



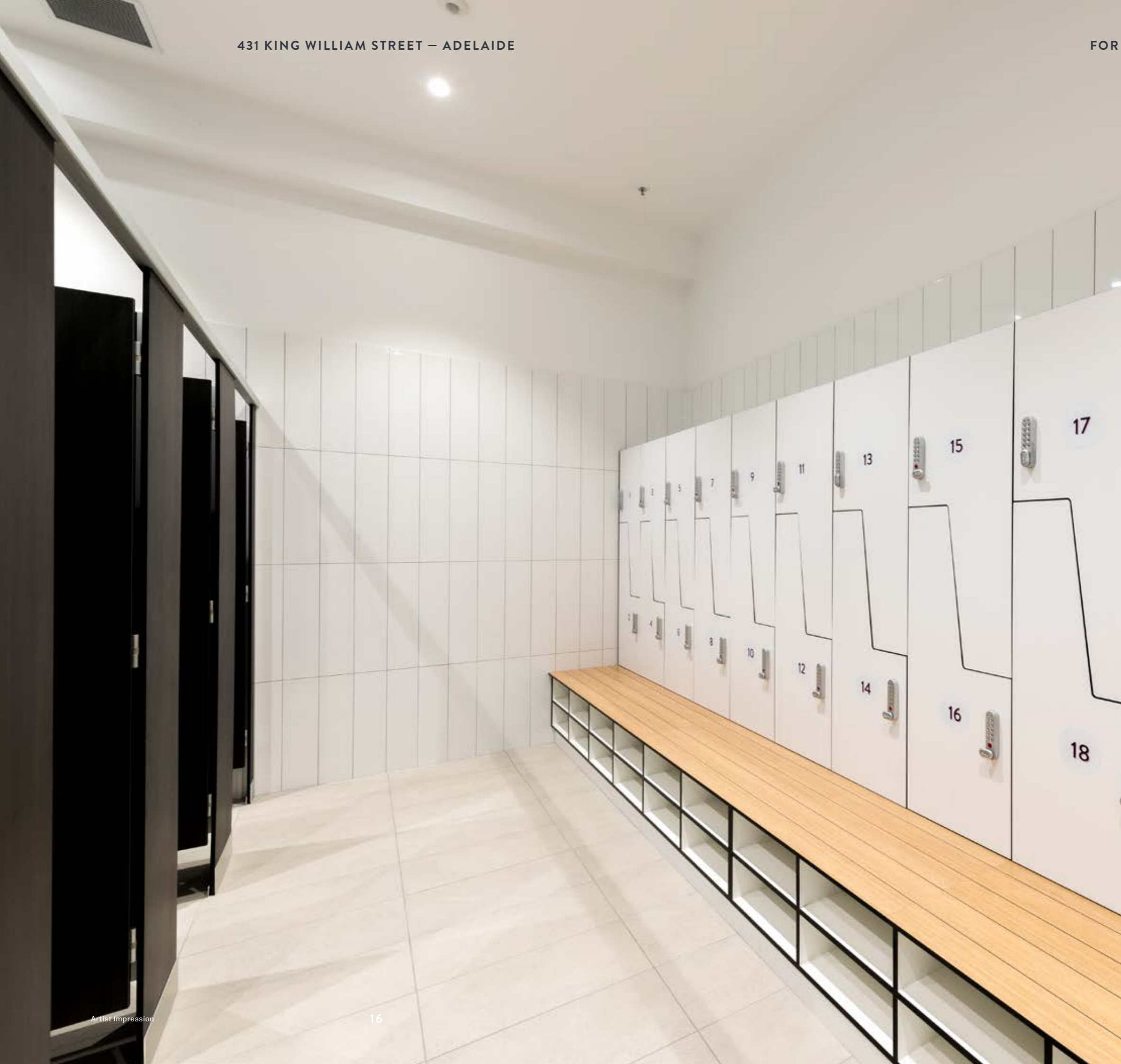
BMS upgrades



Lighting upgrades



Lift upgrades
November 2020 — February 2022



The views are good which everyone enjoys and also the work that Quintessential is doing to the building with painting of the façade, upgrade of the mechanical, the foyer and really good EOT facilities are a really great outcome for everyone working here and for our clients.

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, Adelaide.



Level 3, 431 King William Street speculative tenancy

Turn-key fitouts

We understand that property is not the core business of our tenants and that is why Quintessential can offer the services of providing a turnkey solution so that you dont have to worry about the overwhelming task of constructing a fitout.



Norman Waterhouse fit out

From negotiating the lease, to designing the tenancy fit out, to moving into our modern and bright new tenancy, Quintessential worked collaboratively and supported the Group of Eight in making the tenancy relocation as seamless as possible at every step.

Tracey Hinchley
 Chief Operating Officer,
 Group of Eight Australia
 Tenant, 10 Moore Street, Canberra.



Compared to others, the main way Quintessential set itself apart was by its professionalism and customer focus to achieve a successful integrated fit out with a base building refurbishment.

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.

Level	Total SQM
14	862
13	862
12	816
11	842
10	828
9	841
8	842
7	810
6	845
5	843
4	845
3	845
2	779
1	747
Ground	332.5

Leased	Lobby and EOT	Funk Coffee & Food	Shared Conference Facility
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Building lobby

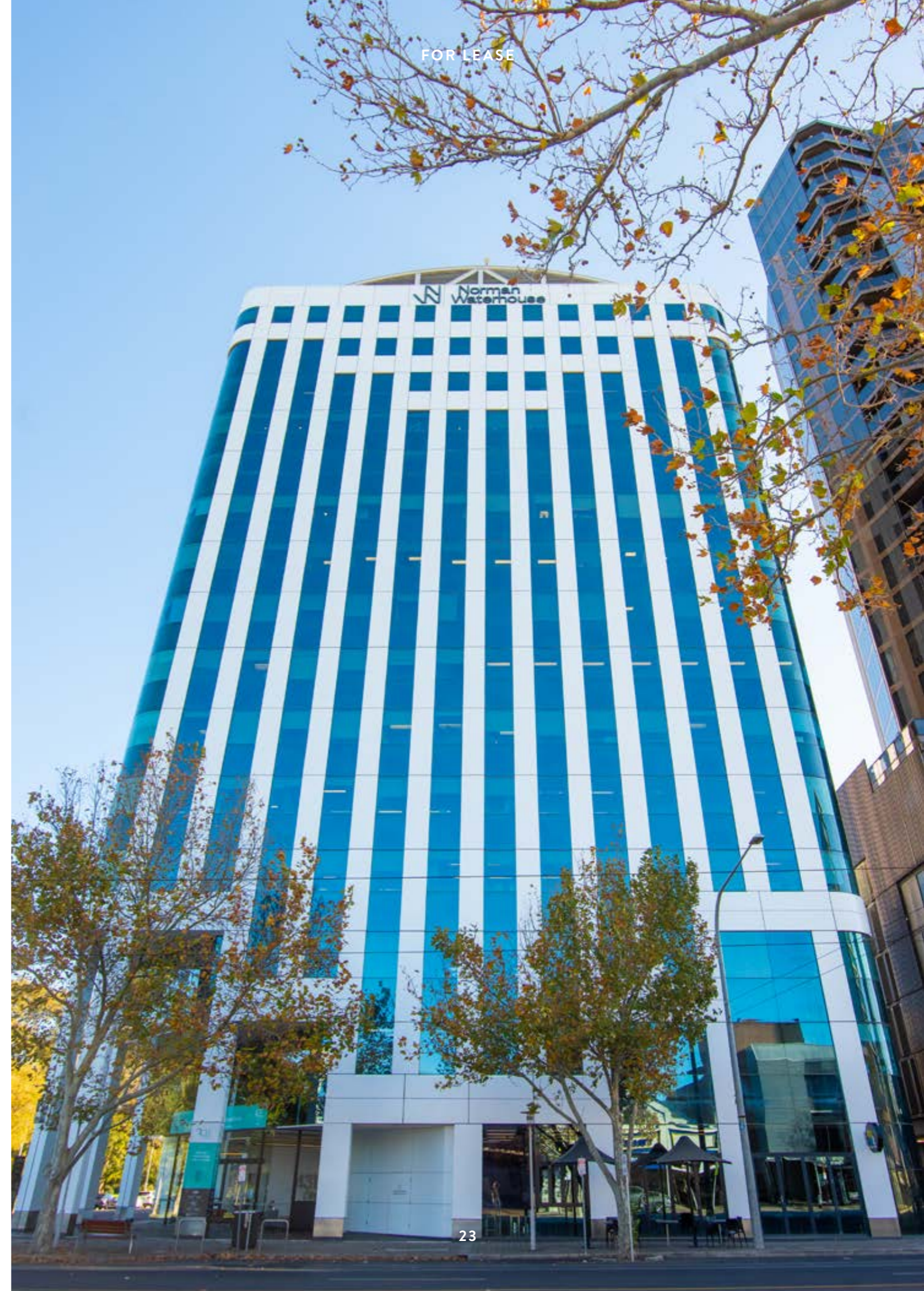


Shared building conference facility

Adelaide's outstanding office location



Admirable architectural design, exceptional amenity and excellent tenancy fitout, plus features to promote occupant wellbeing, make 431 King William Street the perfect place for your business to call home.



Disclaimer

While Quintessential Equity Pty Ltd and their agents believe the information contained in this brochure to be accurate, neither party, its leasing agents nor any member of Quintessential Equity Pty Ltd make any representation or warranty the information is complete, accurate or up to date. Prospective tenants must satisfy themselves by their own inspection, undertaking all necessary searches and enquiries, as to the accuracy and comprehensiveness of any information upon which they choose to rely in making any decision to lease the premises shown herein or in making any related decisions.

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