

FLOOR PLANS & SPECIFICATIONS

THE FINER DETAILS



120
COLLINS

ATTENTION TO DETAIL



At 120 Collins we pay great attention to detail in everything we do. Our building management team take great pride in maintaining the integrity and quality of the premium interior and exterior features of the building.



In focus above, are some of the post-modern architectural features of 120 Collins, namely the Art Deco treatment of lift lobbies and the impressive granite clad exterior. Also shown are the beautifully restored stained glass windows of the Professional Chambers Building.

120
COLLINS



High quality finishes in the newly refurbished bathrooms and lift lobbies on Level 13.

TECHNICAL SPECIFICATIONS

GENERAL	
Total NLA	64,831m ²
Floors	
– Tower	50
– Podium	4
– Professional Chambers	3
PCA Grade	Premium
Architect	Hassell in association with Daryl Jackson
Owner	Investa Property Group Investa Commercial Property Fund

SUSTAINABILITY	
NABERS Energy	3-stars

LIFTS	
Total	25 lifts
Low rise	4
– Load	1,300kg or 19 persons
– Waiting	29.2 sec
Mid rise	4
– Load	1,300kg or 19 persons
– Waiting	29.8 sec
High rise	6
– Load	1,300kg or 19 persons
– Waiting	28.8 sec
Sky rise	5
– Load	1,300kg or 19 persons
– Waiting	29.0 sec
Podium	2
– Load	1,000kg or 15 persons
Professional Chambers	2
– Load	550kg or 8 persons
Goods lift	1
– Capacity	2,500kg
Lift security	Proximity card to secure floors

MECHANICAL	
AC System	Fan assisted VAV system with centralised plant located on Levels 51, 52, 22 and 5
Zoning	
– Perimeter	55m ²
– Internal	65m ²
Cooling Plant	High efficiency chillers, sized to maintain efficiency during part and low – load applications
Heating Plant	Gas fired boilers
Internal design parameters	Room conditions are generally 22.5+/- 1.5 degrees
External design parameters	Summer 35 degrees dry bulb Summer 22.5 degrees wet bulb Winter 4 degrees dry bulb
Hours of operation	8am to 6pm
After-hours AC	Available 24/7 and controlled
Tenant condenser water	Available at 20W/m ²

SECURITY	
Access control	Proximity card access system throughout Provision for tenant connection
CCTV	Colour digital CCTV at building entry locations and loading dock
Monitoring	Monitored on-site
Attendance	Concierge/Security Desk on-site

COMMUNICATIONS	
Cabling	Fixed cabling terminated at local IDFs
Communications riser	Dedicated riser and cupboard at each floor
Fibre optic and satellite	Provision available
Mobile coverage	Throughout building
MATV	Backbone infrastructure to each level

POWER & LIGHTING	
Substation	
– Basement	4 x 2,000 kVA incoming feeds
– Level 52	3 x 1,500 kVA incoming feeds
Standby power	32.5kVA per m ² available for tenancies in addition to 100% of essential services and ventilation, fire services and tenant supplementary AC loop
Lighting levels	Fittings distributed as per AS1680 and AS2713 or as tenancy fit out determines
Light fittings	Fittings distributed as per AS1680 and AS2713 or as tenancy fit out determines

STRUCTURE	
Floor loading (general)	5kPa
High – Load areas	10kPa
Structure	Concrete and steel construction
Windows	
– Low rise	Aluminium window frames with double glazed, high performance PPG copper coating
– Mid rise	Aluminium window frames with double glazed, high performance PPG copper coating
– High rise	Aluminium window frames with double glazed, high performance PPG copper coating
– Sky rise	Aluminium window frames with double glazed, high performance PPG copper coating
– Ground floor foyer	Body tinted grey glass with pyrolitic coating on inner face
– Podium	Aluminium window frames with part double glazed, high performance PPG copper coating and part body tinted grey glass with pyrolitic coating on inner face
– Professional Chambers	Part body tinted grey glass with pyrolitic coating on inner face and part timber framed stained glass units
– Retail	Clear glass

OFFICE FLOORS	
Floor-to-ceiling height	
– Low rise	2,700mm
– Mid rise	2,700mm
– High rise	2,700mm
– Sky rise	2,700mm
– Podium	2,700mm
– Professional Chambers	Varies
Podium – Average floor size	590m ²
Tower – Average floor size	1,300m ²
Toilet facilities	M&F on every level
Accessible toilet facilities	Available on refurbished floors
Shower facilities	Basement – B1

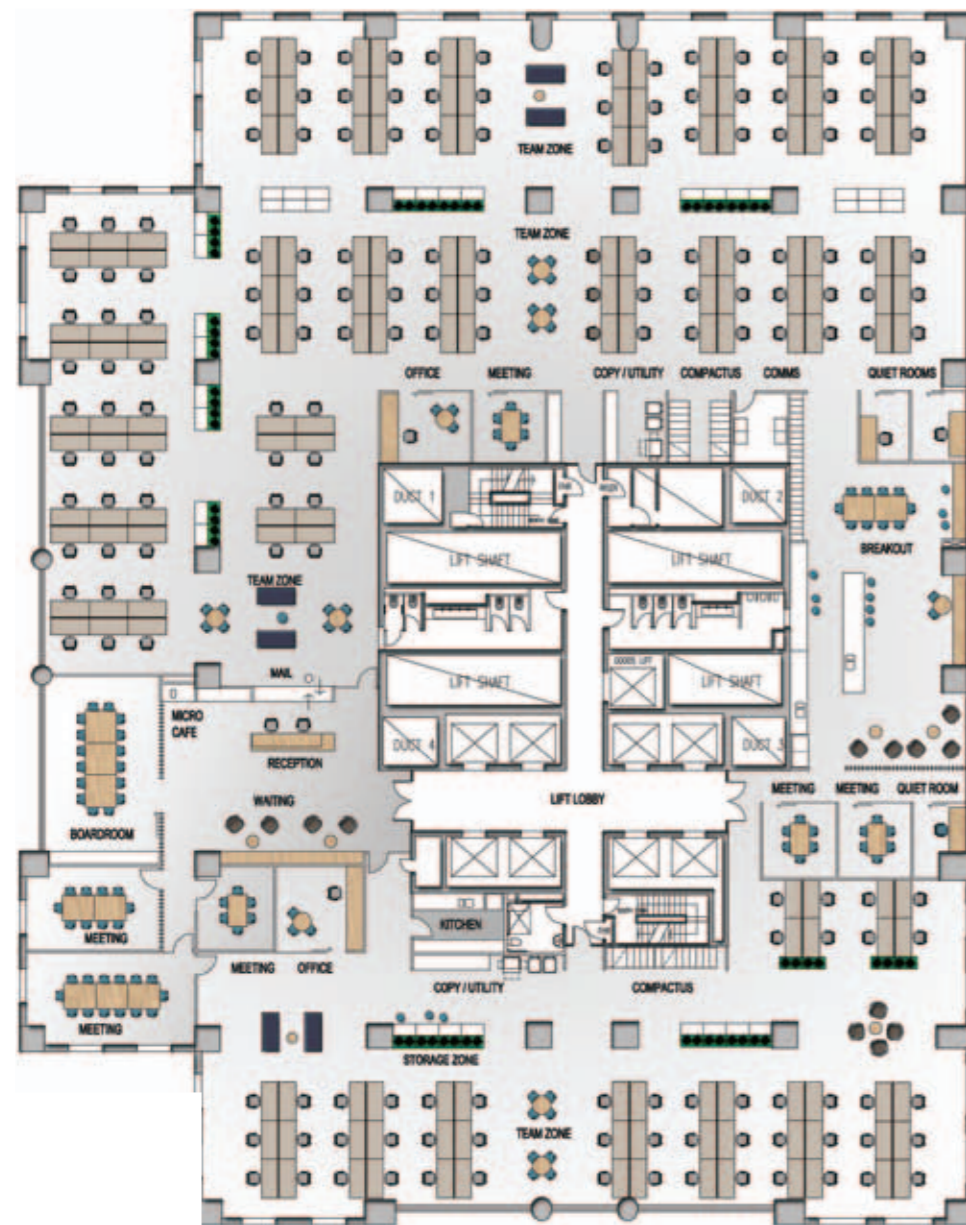
FIRE SAFETY	
Sprinklers and detection	Fire sprinkler system throughout Smoke detection to AS1668
Hydrant/hose reels	Hydrant throughout plus hose reels

ACCESSIBILITY	
Parking	313 car spaces
Courier parking	5 dedicated parking spaces
Loading dock	Dedicated discreet loading dock
Secure bicycle paking	193 spaces (plus showers/lockers)
Public transport	
– Train	<10 minutes walk to Parliament or Flinders Street Stations
– Tram	< 2 minutes to tram stop on Collins Street

LEVEL 8

1,926m² | Medium-High Density | 1:11 ratio

LITTLE COLLINS STREET



COLLINS STREET

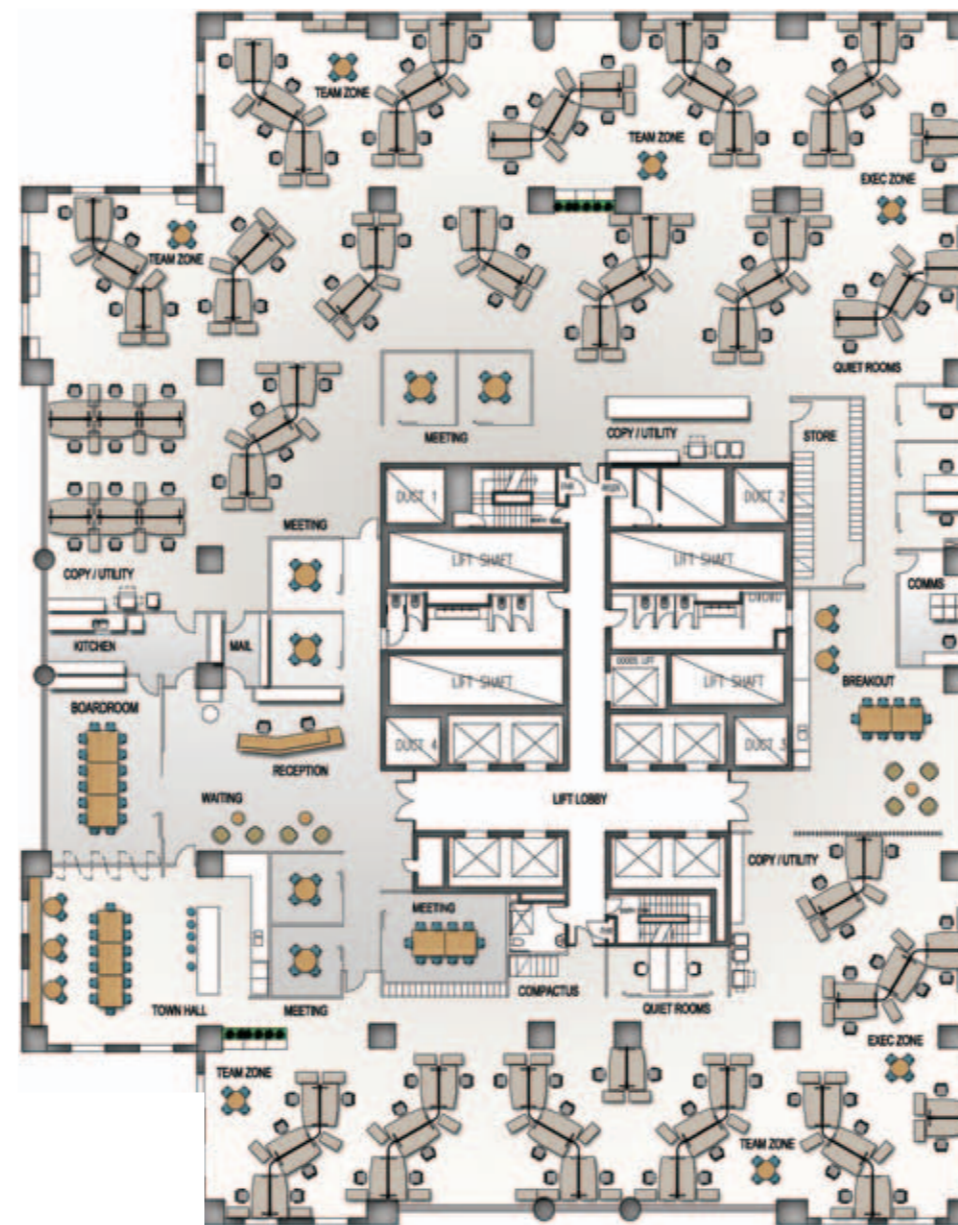
SPACE USAGE SUMMARY	QUANTITY
Open workstations	172
Enclosed offices	2
Reception workpoints	2
Total workpoints	176
Boardroom (16 seats)	1
Corporate kitchen	1
Large meeting room (14 seats)	1
Medium meeting room (10 seats)	1
Small meeting room (8 seats)	4
Team zones (4 seats)	10
Quiet rooms	3
Staff breakout zones	1
Copy/Utility zones	2
Compactus zones	2

Note: Typical workstation 1800mm (L) x 800mm (D)
Structural floor loadings to be confirmed.

LEVEL 8

1,926m² | Low Density | 1:15 ratio

LITTLE COLLINS STREET



COLLINS STREET

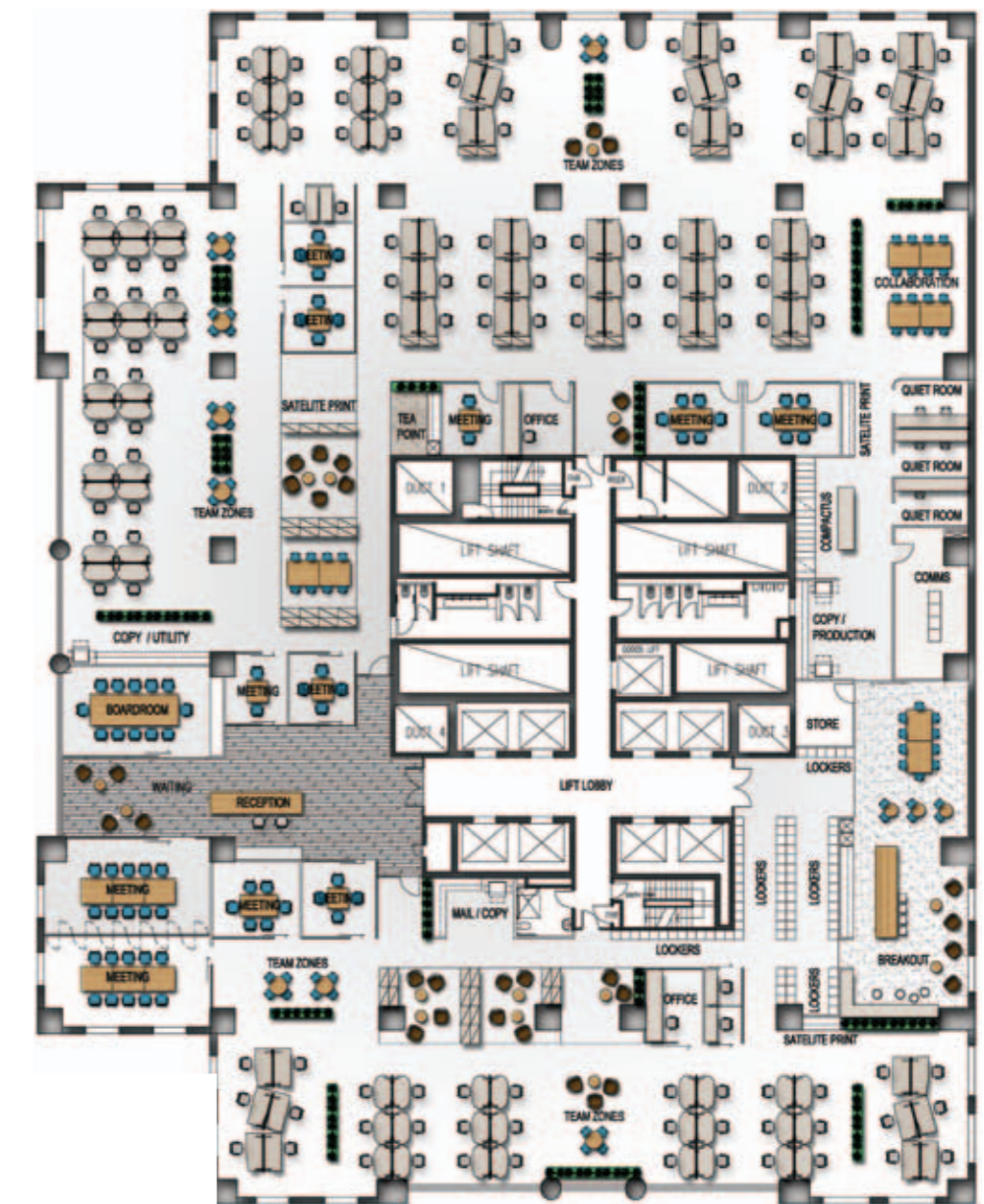
SPACE USAGE SUMMARY	QUANTITY
Open workstations	130
Enclosed offices	0
Reception workpoints	2
Total workpoints	132
Boardroom (16 seats)	1
Corporate kitchen	1
Large meeting room (10 seats)	1
Small meeting room (4 seats)	6
Team zones (4 seats)	8
Quiet rooms	5
Staff breakout zones	3
Copy/Utility zones	3
Compactus zones	2

Note: Typical workstation 2000mm (L) x 800mm (D)
Structural floor loadings to be confirmed.

LEVEL 8

1,926m² | Activity Based Working (ABW) | 1:10 ratio

LITTLE COLLINS STREET



COLLINS STREET

SPACE USAGE SUMMARY	QUANTITY
Concentration workpoints	126
Enclosed offices	2
Collaborative workpoints	46
Reception workpoints	2
Total workpoints	176
Boardroom (12 seats)	1
Large meeting room (10 seats)	2
Medium meeting room (6 seats)	3
Small meeting room (4 seats)	4
Small meeting room (2 seats)	2
Team zones	10
Quiet rooms	6
Staff breakout	1
Tea point	1
Copy/Utility zones	3
Print/Production	1
Compactus zones	1
Locker zone	1

Note: Typical workstation 1800mm (L) x 800mm (D)
Structural floor loadings to be confirmed.

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