



FOR LEASE
INFORMATION MEMORANDUM
143 CORONATION DRIVE
MILTON



Introduction

Knight Frank and Colliers are extremely proud to present 143 Coronation Drive, available for sub-lease or direct lease.

143 Coronation Drive forms part of the prestigious Coronation Drive Office Park in Milton. Coronation Drive Office Park is widely recognised as Brisbane's premier business office park only a very short distance from the Brisbane CBD. Tenants benefit from being close to a range of services and amenities in a unique campus style environment. The park boasts of some of Australia's leading businesses across a broad range of industries, and the location and amenities provide an optimum working environment for every business or employee.

143 CORONATION DRIVE MILTON



Building

143 Coronation Drive is perfectly positioned to take advantage of panoramic Brisbane river and Brisbane CBD views. Situated on a prominent edge of the business park, the building has great exposure to passing traffic along Coronation Drive creating excellent signage opportunities and recognition for your business. The building consists of six levels of prestige office accommodation and two levels of secure basement car parking. This address provides an optimum working environment for all staff and creates a big impression with clients.



Location

Coronation Drive Office Park positions you right where you need to be. Within metres of your front door are a range of services and amenities amongst the company of some of Australia's leading businesses across a broad range of industries.

The park boasts a great atmosphere with multiple safe and cyclist walkways throughout set amongst a back drop of traditional gigantic fig trees creating a unique working environment.

Situated at the city-end of Brisbane's exclusive Coronation Drive, just two minutes from the CBD, the key features of Coronation Drive Office Park are:

- Conveniently accessed from Coronation Drive and Milton Road via Cribb Street, and from the South East Freeway via the Hale Street overpass
- Only 20 minutes by car to the Brisbane Airport via the adjacent Inner City Bypass
- A short walk to public transport – Milton train station (400m), bus stop (200m), City Cat / ferry stop (700m)
- A short stroll to Suncorp Stadium, host to major sporting and entertainment events
- Easy access to retail and business services situated both within the Park and along cosmopolitan Park Road
- Easy access to South Brisbane and West End via the Go Between Bridge.



Public Transport



Both Milton (200m) and Roma Street Stations (600m) are within easy walking distance.



Numerous Bus routes can be sourced along Coronation Drive and Milton Road leading to all parts of Brisbane.



A new City Cat terminal is being finalised at the end of Park Road some 300m away.

Car Parking

The property is well serviced by major road arterials which include Coronation Drive, Riverside Expressway, Inner City Bypass and the soon to be completed Legacy Way.

An abundance of car parking is available both within the building itself and the on-site public car parking facility. For the available space over 75 car bays are available on a permanent basis with additional bays able to be negotiated. In addition to these permanent bays, there exists an on-site public car park for over 220 bays run by an external car parking operator.



The Tenancy

The existing fit out and is a stand-out feature of this opportunity. As a result of recent consolidation, the tenant leaves behind a fit out carefully planned and created to form a unique working environment aimed to promote the well-being of their employees through collaborative work-places, outdoor break-out spaces, and a flexible working environment.

The tenancy boasts –

- Outstanding natural light from all areas of the floor
- External staff break-out areas
- Flexible meeting and training rooms of all sizes
- Open plan working environments with multiple collaborative areas and quiet rooms
- Minimal offices
- Central staircase through all three floors



Building Overview

NLA (m2) 7,143

No.of levels: 6

Typical floor size (m2) 1,256

Site area (m2) 3,495

No. of car spaces 164

Car park ratio 1:44m2

Grade – A Grade standard

AREAS AVAILABLE:	PARKING BAYS:
Level 5 – 1,185sqm	24
Level 4 – 1,301sqm	26
Level 3 – 1,301sqm	26
Total - 3,787sqm	Total Parking Bays: 76



Conclusion

This space represents a remarkable opportunity for any company to take advantage of this modern high quality office space.

Rarely in any cycle of the market does space as unique as 143 Coronation Drive become available in this prestigious and tightly held precinct of Coronation Drive Office Park.

Please contact the leasing agents below for more information or to arrange an inspection.

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ANNEXURE FLOOR PLANS 143 CORONATION DRIVE MILTON



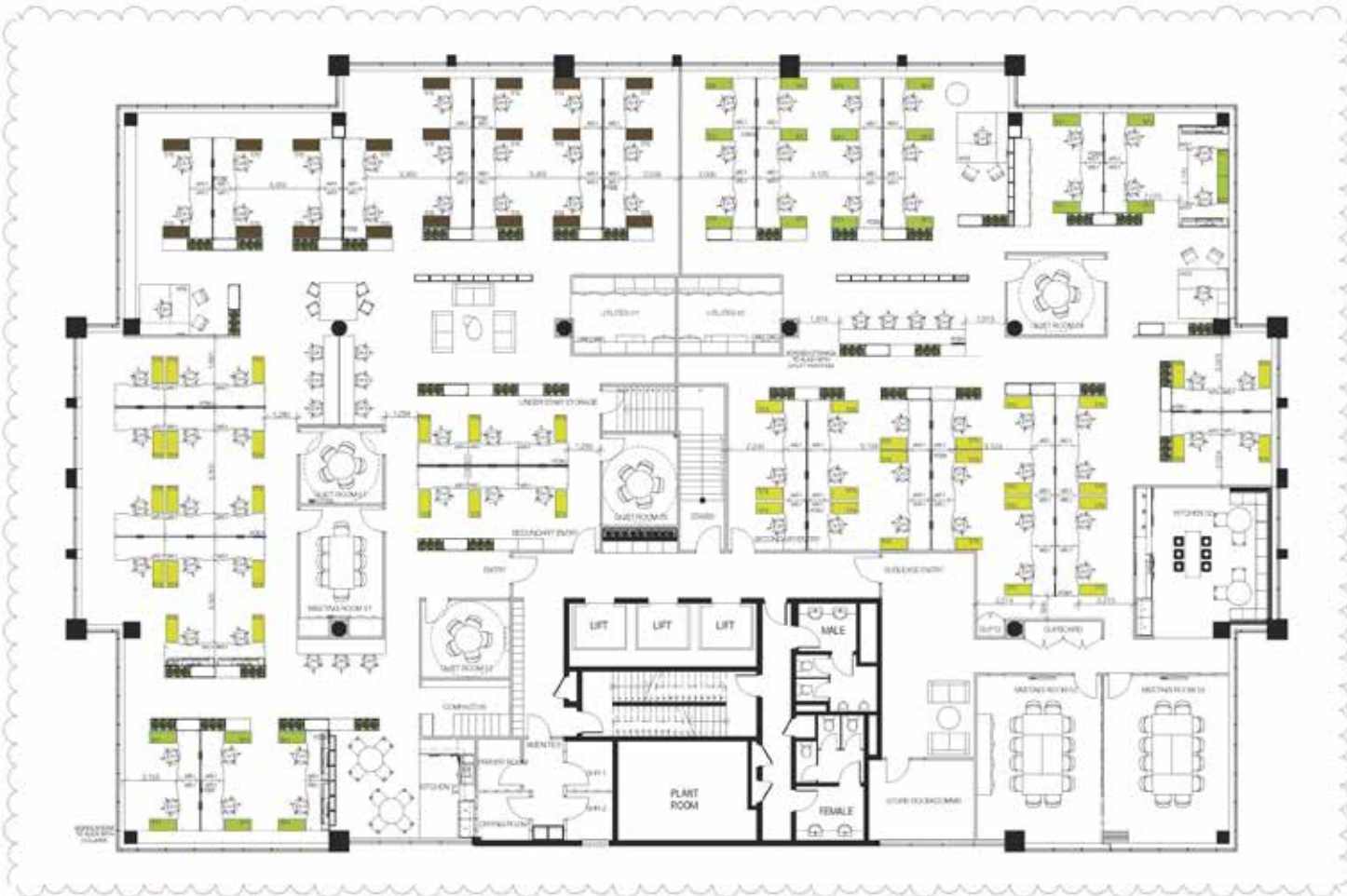
Level 4 Workstation Furniture Plan
1:100



Level 5 Workstation Furniture Plan
1:100

LEVEL 5

LEVEL 4



Level 3 Workstation Furniture Plan
1:100



LEVEL 3

