

FOR SALE

New premium office space

30 - 34 Charles St, South Perth, Australia



PINNACLE
COMMERCIAL

Elevate your business



OVERVIEW

Take your business to new heights.

Zone Q are honoured to present Pinnacle South Perth, a highly sought after premium office building occupying the esteemed address of 30-34 Charles Street, South Perth.

Boasting an exclusive locale, Pinnacle South Perth is situated in one of Perth's most sought after office locations within easy reach of local amenities and a prestigious riverside precinct rapidly being referred to as the new 'North Sydney'.

Estimated for completion in late 2016, 3,602 square metres of premium quality office space is on offer, with strata spaces starting from 53m² through to 204m² over seven levels. Each floor plate design is flexible;

choose a pre-planned layout or combine spaces to make an entire level your own. Secure one of the upper office floors to revel in panoramic views across the Swan River, Kings Park and the Perth City skyline.

Adding to Pinnacle's appeal are best practice sustainable design features, end of trip facilities and the opportunity to reside within Pinnacle's adjoining apartments for a truly enviable work-life balance.

Space is strictly limited. Act now to take your business to incredible heights at Pinnacle – South Perth's newest and most exclusive premium office complex.

- ▲ Premium new South Perth office space
- ▲ Less than 4 kilometres from Perth CBD

- ▲ Flexible spaces with strata's starting from 53m² – 204m²
- ▲ Estimated completion late 2016



ATTRACTIONS

All of Perth is right next door.



Royal Perth Golf Club

Kwinana Freeway

Swan River

Richardson Park

Kings Park


PINNACLE
COMMERCIAL

Narrows Bridge

Perth Zoo

Mends St

Mends St Jetty

Perth CBD

LOCATION

Take pride of place at South Perth's finest new office space address.

Reach the pinnacle of sophistication, functionality and accessibility at Pinnacle South Perth, an exclusive office development prestigiously positioned just four kilometres from the Perth CBD in leafy South Perth.

Located directly across from the iconic Perth Zoo, Pinnacle South Perth offers discerning investors and owner occupiers all the benefits of a centralised location without the compromises of a confined CBD address.

Your first-class location will be effortlessly accessible for employees and clients

alike, thanks to immediate freeway access, earmarked South Perth train station, nearby bus stops, cycle paths and walkways.

The privileged riverside precinct on your doorstep further ensures a luxurious work-life balance. Stroll to Mend's Street café strip, South Perth foreshore, Perth Zoo, Royal Perth Golf Club and other essential services.

Eminent waterfront restaurants including Coco's and Incontro offer the perfect setting for business or pleasure.

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- ▲ Located opposite Perth Zoo in leafy South Perth
 - ▲ Immediate access to freeways and transport
-

-
- ▲ Central location without CBD congestion
 - ▲ Achieve a perfect work-life balance
-

- Dining
- Café
- Transport
- Amenities
- Shopping





ARTIST IMPRESSION ONLY - VIEW FROM CHARLES STREET

LIVE AND WORK

An enviable work-life balance.



Once your work day is complete you can choose to take a relaxing stroll to the river, enjoy the many dining options on the cafe strip, consider becoming a member of one of Perth's most exclusive golf courses in South Perth or unwind with friends at the landmark Windsor Hotel.

Your options are endless.



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- ▲ Rare work life balance in the heart of South Perth
 - ▲ Located near the foreshore
 - ▲ Numerous entertainment options at the exclusive café strip
-

ABOUT OUR ARCHITECT

HASSELL

Zone Q have collaborated with world renowned leading architects HASSELL for the Pinnacle South Perth development.

Hassell is a leading international design practice with studios in Australia, China, South East Asia and the United Kingdom who have collaborated together with Zone Q to bring out the best in innovation and design thinking for this unique building.

Hassell's design values are shared between their talented people to their clients who work across many design functions including architecture, interior designer, landscape architects, urban designers, planners and specialist consultants to achieve best practice.

Hassell help their clients to meet their needs and objectives and give their developments a sense of meaning, connection to place and belonging. Working together with clients and integrated design teams, Hassell produce the best outcomes and with increasingly complex projects being presented into market.



Peter Lee, Director

Peter is a prominent West Australian architect located in Perth. As a Director of HASSELL, Peter is responsible for leading a multidisciplinary international design team engaged in a diverse range of major local, national and international projects. The Perth studio under his direction has played an important role in designing significant projects which enhance our world class city.



Michael Rendell, Principal

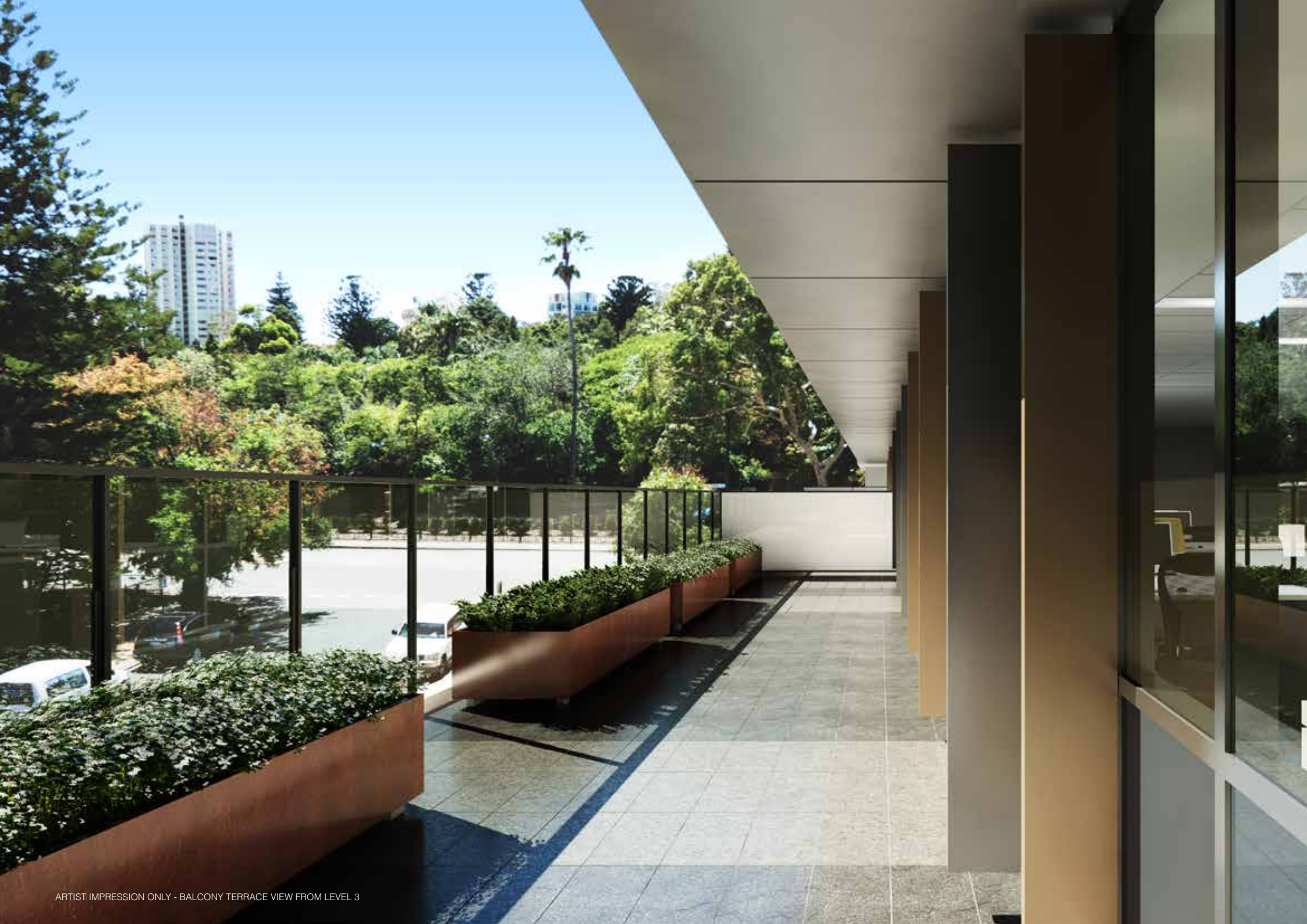
Michael leads the residential sector for HASSELL. He has more than 20 years' experience across a broad range of residential and mixed use projects ranging in scale from single residences to urban scale high-rise communities involving commercial, retail and hospitality components. With skills and experience honed in residential place-making over many years, he has a love of design and detailing, so important in the creation of exceptional places with a point of difference.



Ben Rees, Designer

Ben has over 14 years working in high profiles architectural practices, taking in the residential, mixed-use and commercial sectors. He has a passion for creating the highest quality, socially sustainable designs that embrace the human condition and create liveable places that enhance their local context.







BUILDING FEATURES

First impressions are everything.

Every element of Pinnacle South Perth has been carefully considered to blend optimal efficiency with boutique sophistication, culminating in exclusive office space for the truly discerning occupier or investor.

All seven levels of flexible office space will be serviced by a ground floor luxurious foyer, combining with the building's striking façade to enhance that all-so-important first impression. Inside, quality air-conditioning and smart lighting add to the sense of comfort and style.

Best practice sustainable design features maximise staff contentment while minimising operating costs. Pinnacle will possess a 4-Star Green Star rating, incorporating smart solar access, passive cooling techniques, cross

ventilation, low flow water fittings and waste recycling where possible. The stylish façade also serves a sustainable purpose, featuring horizontal and vertical shading elements and high performance glazing.

Those choosing to leave the car at home will be greeted by 34 bike bays and impressive end of trip facilities (lockers, toilets, showers and a drying room), while 92 car bays are also conveniently available for employees.

Adding to Pinnacle's appeal are inviting generous sized balconies on some floors with private exterior space ideal for a lunch break, alternate meeting zone or an evening sundowner.

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- ▲ **Luxury foyer with 7 flexible office floor spaces**
 - ▲ **4 Star Green rating with sustainable design**
 - ▲ **End of trip facilities and covered parking**
-



FLEXIBLE OFFICE SPACES

Simply a brilliant place to do business.

Pinnacle South Perth's central location, boutique style and smart, flexible floorplans bolster the broad appeal of this landmark office development. Accounting and law firms, design and engineering consultancies, self-managed super funds and medical clinics are just some of the businesses expected to seek out this highly coveted new office space.

3,602 square metres of office floor space is available across seven levels. Floor plate designs are flexible enough to accommodate being combined together

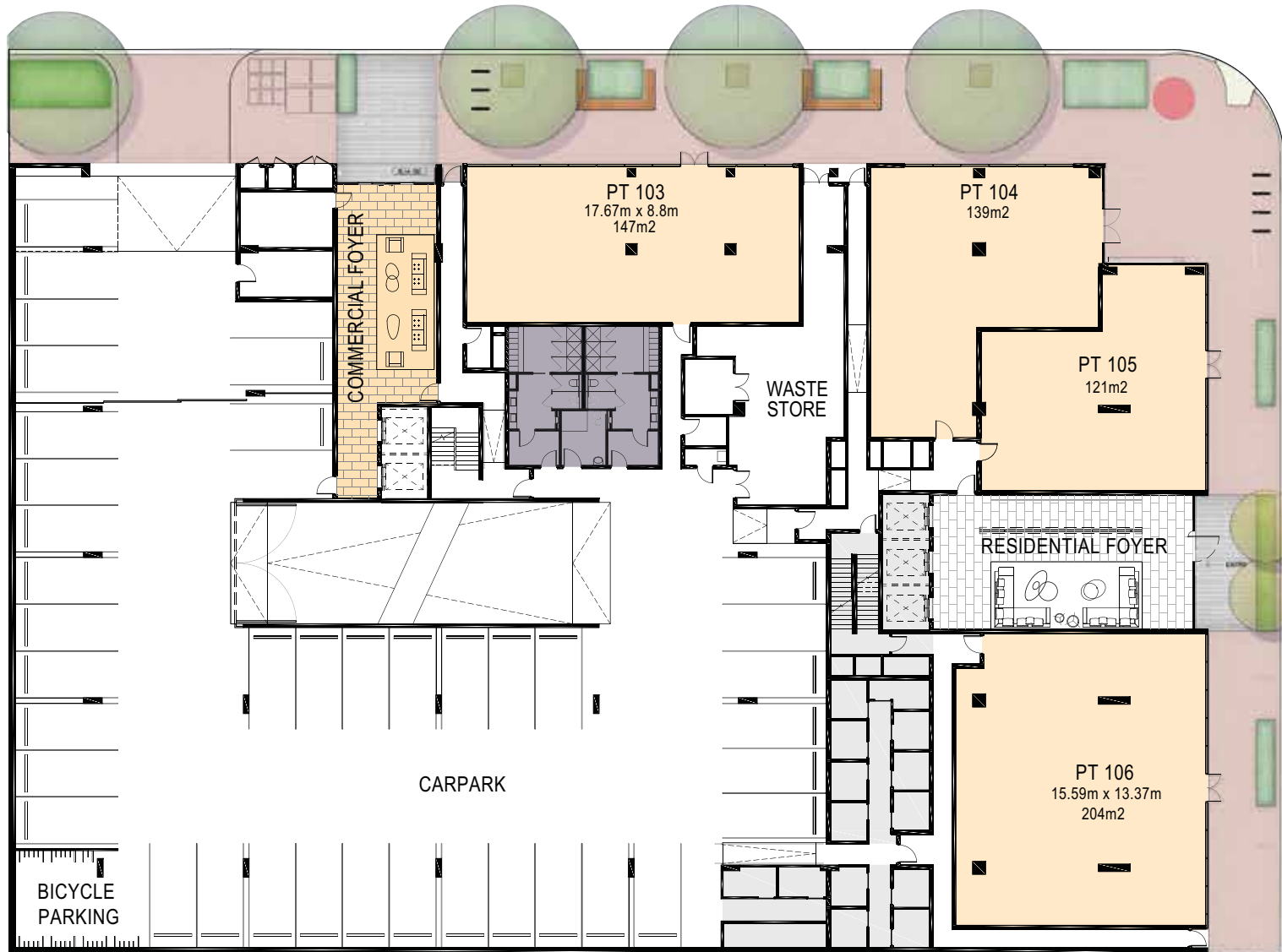
as needed, enabling you to customise your unique workspace for optimal functionality and efficiency.

The elevated levels of Pinnacle are particularly enticing with each enjoying a panoramic outlook, from overlooking leafy Charles Street (lower levels) to soaring vistas across to Perth City, the Swan River and Kings Park (upper levels). Your business outlook has never been better – act quickly to stake your claim today.



- ▲ Smart design to suit an array of businesses
- ▲ Flexible floorplans, customisable to unique workspaces
- ▲ Modern office spaces boasting views to Swan River and CBD

CHARLES STREET

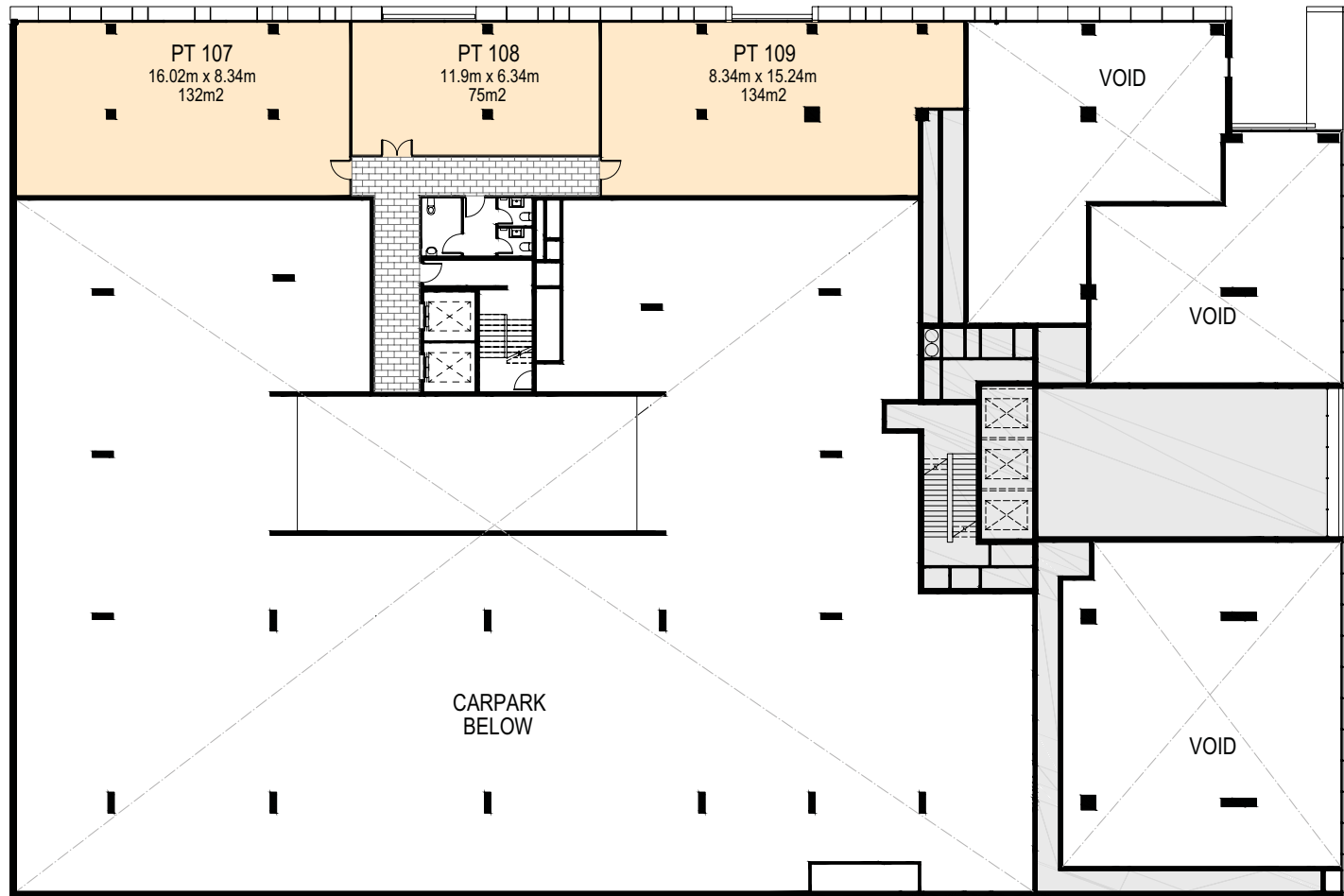


LABOUCHERE ROAD



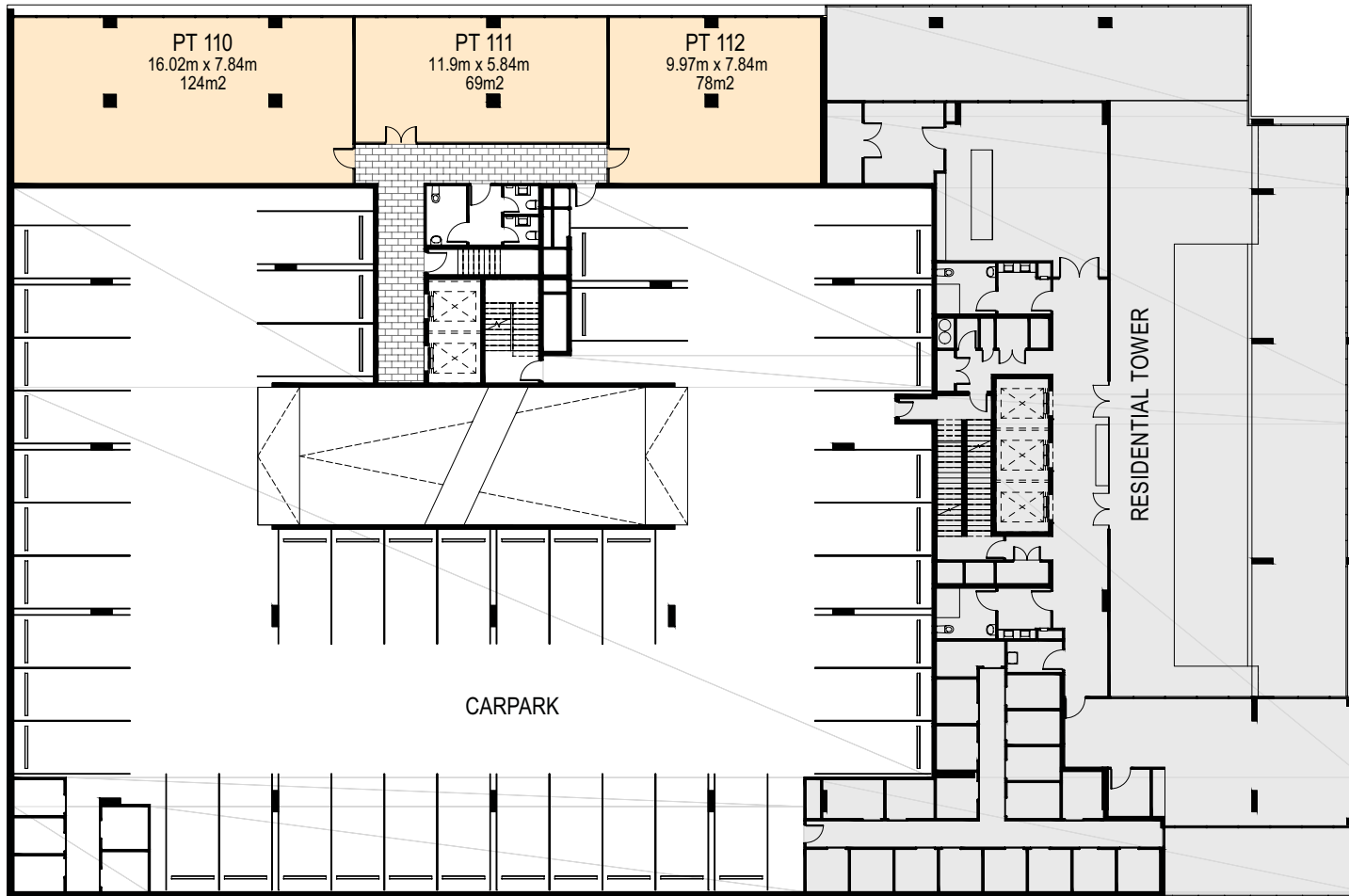
GROUND FLOOR

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FIRST FLOOR

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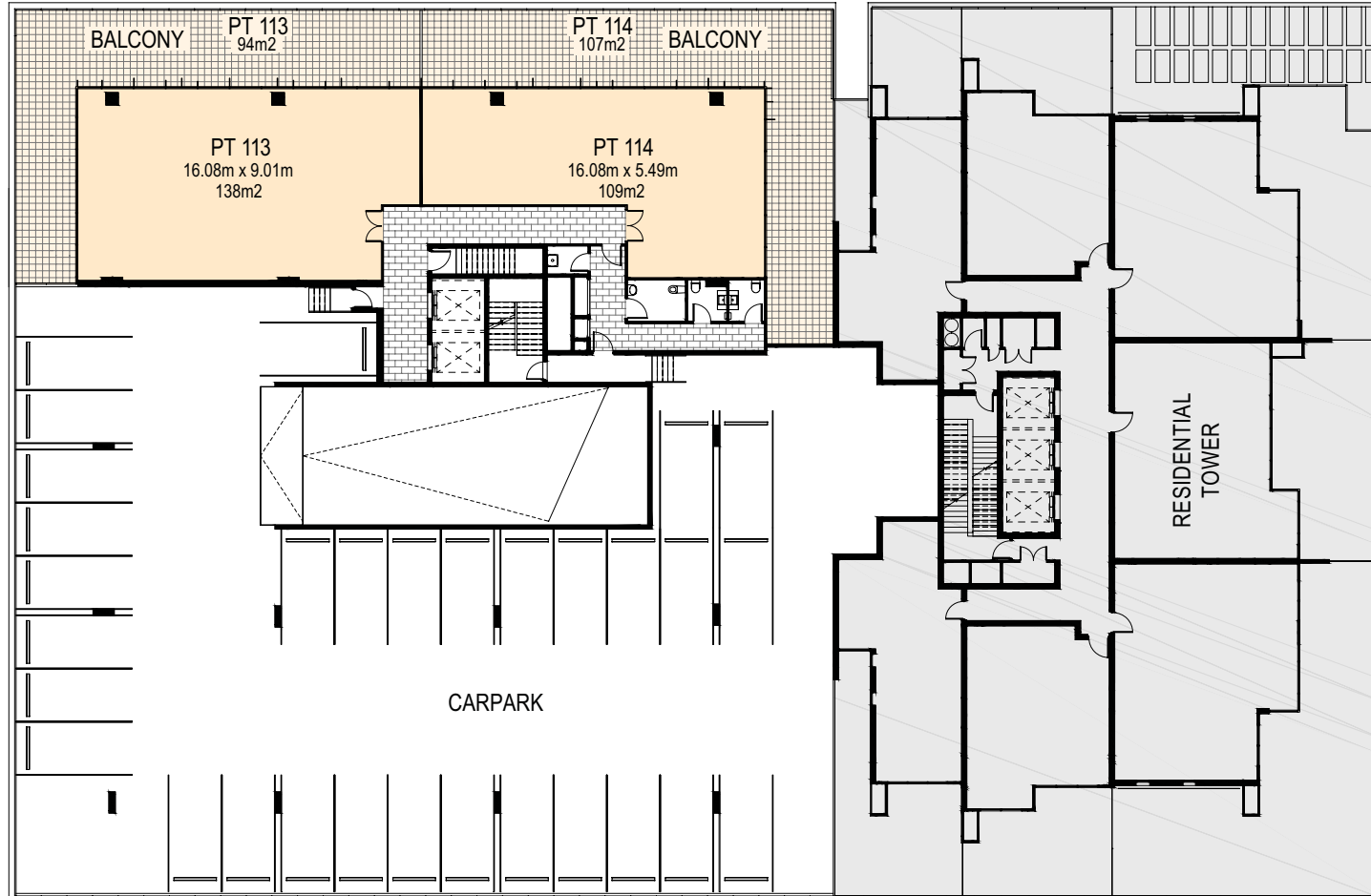


LABOUCHERE ROAD



SECOND FLOOR

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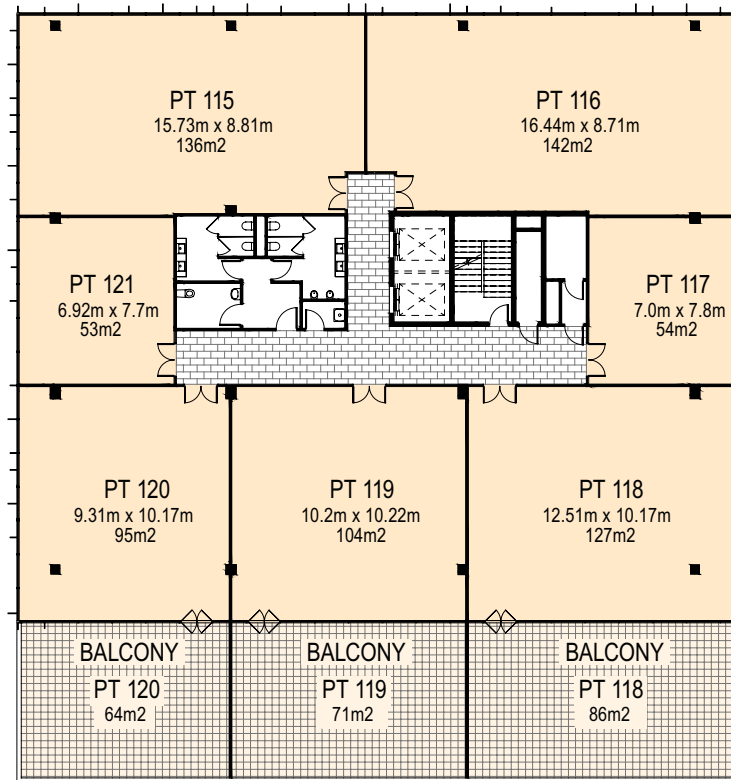


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THIRD FLOOR

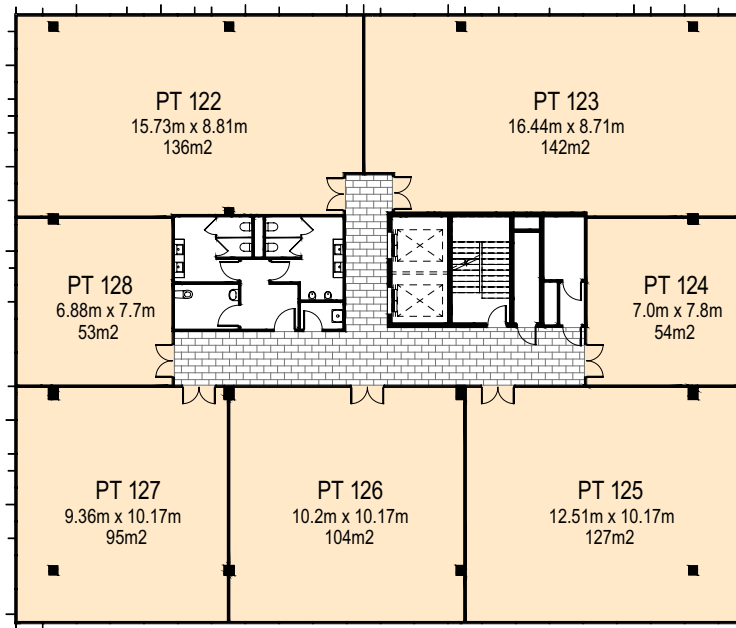


LABOUCHERE ROAD



FOURTH FLOOR

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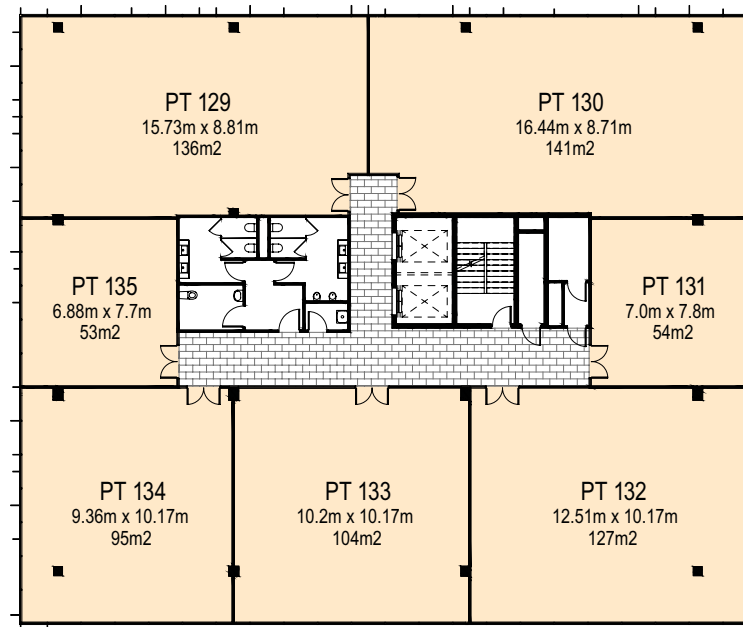


LABOUCHERE ROAD



FIFTH FLOOR

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LABOUCHERE ROAD



SIXTH FLOOR

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Executive Summary

PROPERTY 30-34 Charles Street, South Perth

SALEABLE AREA From 53m² – 204m²

LOCATION Less than four kilometres from the Perth CBD, Pinnacle South Perth is located next to the Mitchell Freeway with easy access to public transport.

CAR PARKING 92 CAR BAYS

NABERS RATING Designed to achieve a 4 star NABERS Energy rating

DESCRIPTION Estimated completion late 2016, Pinnacle South Perth is a seven level office space development with potential retail tenancies located at ground level including a level secure car park.

STACK PLAN

Level	NLA (sum of tenancy areas)	Number of strata lots per floor to be supplied
6	710sqm	7
5	711sqm	7
4	711sqm	7
3	247sqm	2
2	271sqm	3
1	341sqm	3
Ground	611sqm	4



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SCHEDULE OF FINISHES

Commercial Areas - General

EXTERIOR

Walls

Detailed elevations featuring painted/ rendered walls and glazing. Building to incorporate feature screen elements

Floors / Concrete Slabs

To engineering and acoustic specification

External Windows

Anodised / powder coated aluminium frames and glazing

Car Park and Driveways

Concrete or paving

Stairs & Landings

Concrete

Landscaping (where applicable)

Professionally landscaped external deck area.

SECURITY

Remote Driveway Gates

Auto-remote controlled security gate to carpark area. 1 remote control per parking bay included

Access

System with proximity readers for access to tenancies, secure carpark, lifts and upper floor lobbies

Security Lighting

Included

CCTV

Provided to ground floor entry points and lobbies

COMMON AREAS

Lifts

2 lifts provided. Lifts to have stainless steel doors. Stainless steel fixtures and high quality carpet / tiled floor finish internally

Ground Foyer

Entrance lobby with high quality stone / porcelain floor and wall tiles and feature accent walls

Lift Lobby/Common Corridors

High quality carpet or floor tiles

Car Bays

Secure off-street carparking available. Individually allocated car bays as per title

Bicycle Parking & End-Of-Trip Facilities

Secure off-street bicycle parking available with associated end-of trip shower and locker facilities at ground floor

Accessible Toilet Facilities

Included on each floor level

Waste Management

Separate waste store included at ground floor

Cleaner's Facility

Store and sink provided

TOILET & END-OF-TRIP FACILITIES

Floors

High quality tiles as selected

Walls

High quality tiles as selected and painted flush plasterboard

Ceilings

Painted flush plasterboard

Vanity Benchtop

Selected reconstituted stone benchtop

Vanity Bench

Laminate or timber grain melamine

Toilet & Shower Cubicles

Moisture resistant partition system

Lockers

Moisture resistant locker system

Mirrors

Included

Basins

Selected white ceramic basins

W/C

Selected toilet suite

Urinals

Selected wall-hung urinal

Tapware

Selected chrome range

Hand Towel Dispenser

Included

Toilet Roll Holder

Included

Soap dispenser

Included

Ground Floor Commercial/Retail (Lots 104,105 & 106)

INTERIORS

Shopfront

Full height anodised / powder coated aluminium framed glazing

Party Walls

Painted with acoustic insulation rating as per BCA requirements

Ceilings

Acoustic tile & painted flush plasterboard

Tenancy Height

Minimum 4500mm floor to ceiling height

Floors

Carpet tile

Entry Doors

Glazed doors with anodized / powder coated aluminum frames

SERVICES

Water Supply

20mm sealed and metered water service connection point provided

Waste

100mm sealed sewage waste connection point provided

Air Conditioning

Reverse cycle ducted air conditioning fan coils in ceiling void connected to dedicated external condensers to be located within separate plant deck.

Fresh air provided via heat exchangers located within plant space. All systems controlled via wall mounted controllers within the tenancy.

ELECTRICAL & COMMUNICATIONS

Power

Electrical panel board with mains breaker and spare chassis ways provided

Telephone & Data

NBN box provided for telephone and data services subscription by the Tenant

Lighting

General lighting provided for open plan layout only

Emergency Lighting

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement.

Smoke Detectors

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement.

Occupant Warning System

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement.

TOILET FACILITIES

The Tenant is responsible for the provision of individual toilet and bathroom facilities as required.

Ground Floor Café/ Restaurant (Lot 103)

INTERIORS

Shopfront

Full height anodised / powder coated aluminium framed glazing

Party Walls

Painted with acoustic insulation rating as per BCA requirements

Ceilings

Not included - exposed structural slab soffit only

Tenancy Height

4200mm floor to structural slab soffit height generally

Floors

Concrete

Entry Doors

Glazed doors with anodized / powder coated aluminium frames

SERVICES

Water Supply

20mm sealed and metered water service connection point provided

Waste

100mm sealed sewage waste connection point provided

Grease Trap

100mm sealed grease waste point provided for dedicated greasy water predominantly for food outlet facilities

Air Conditioning

Not included

Exhaust

Not included

Natural Gas

Gas connection point provided

ELECTRICAL & COMMUNICATIONS

Power

Electrical panel board with mains breaker and spare chassis ways provided

Telephone & Data

Not included

Lighting

Safe movement lighting provided

Emergency Lighting

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement

Smoke Detectors

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement

Occupant Warning System

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement

TOILET FACILITIES

The Tenant is responsible for the provision of individual toilet and bathroom facilities as required.

Upper Floor Offices (LOTS 107 – 135)

INTERIORS

External Walls

Full height anodised / powder coated aluminium framed glazing

Party Walls

Painted with acoustic insulation rating as per BCA requirements and aluminium framed glazing to lobby/corridor areas

Ceilings

Acoustic tile & painted flush plasterboard

Tenancy Height

Minimum 2700mm floor to ceiling height

Floors

Carpet tile

Entry Doors

Glazed doors with anodized / powder coated aluminium frames

SERVICES

Water Supply

20mm sealed and metered water service connection point provided

Waste

100mm sealed sewage waste connection point provided

Air Conditioning

Reverse cycle ducted air conditioning fans coils in ceiling void connected to dedicated external condensers located within roof level plant deck.

Fresh air provided via heat exchangers located within tenancy ceiling void. All systems controlled via wall mounted controllers within the tenancy.

In accordance with the PCA Grade B status of the commercial office tower development, the base build will provide a condenser water loop system and additional outside air systems for connection by tenants during their fit out works. Capacities of these systems are as described within the PCA 2012 guidance.

ELECTRICAL & COMMUNICATIONS

Power

Electrical panel board with mains breaker and spare chassis ways provided

Telephone & Data

NBN box provided for telephone and data services subscription by the Tenant

Lighting

General lighting provided for open plan layout only

Emergency Lighting

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement.

Smoke Detectors

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement.

Occupant Warning System

Provided in accordance with statutory code requirements for open plan layout only. Tenant shall update to suit their fit out layout to meet statutory requirement.

TOILET FACILITIES

Common toilet and bathroom facilities located off entry lobby on each floor level. Refer to Specifications - Commercial Areas General

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Developed by:



ZONE Q
INVESTMENTS PTY LTD