

# ONE FORTY

ST GEORGES

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WELCOME TO

# ONE FORTY

ST GEORGES

ABOUT THE OWNER	04
LOCATION, COMMUNITY & WELLNESS	06
BUILDING HIGHLIGHTS & UPGRADES	08
BUILDING PROFILE	10
PLANS & CONCEPTS	12
FITTED & FURNISHED OFFICE SOLUTIONS	14
TECHNICAL SPECIFICATIONS	16
CONCLUSION & COMMITMENT	20



# ONE FORTY

ST GEORGES

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## ABOUT THE OWNER

**CENTURIA CAPITAL GROUP HAS OVER 25 YEARS OF EXPERIENCE IN ACQUIRING, OWNING AND MANAGING HIGH QUALITY REAL ESTATE ASSETS IN THE OFFICE, INDUSTRIAL, RETAIL AND AGRICULTURAL SECTORS THROUGHOUT AUSTRALIA.**

Throughout this time Centuria has grown to be one of Australia's most active and successful real estate managers.

Since its inception, Centuria has focussed on providing outstanding customer experiences and outcomes for all of its stakeholders and creating long term relationships with each of its portfolio tenants.

Built around passionate and driven property professionals, the Centuria team delivers a level of enthusiasm, authenticity and connectedness which seeks to support the success and growth of all of those who use and invest in its portfolio, each and every day.



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## LOCATION, COMMUNITY & WELLNESS

ONE FORTY ST GEORGES OCCUPIES THE PERTH CBD'S HIGHEST PROFILE LOCATION, POSITIONED ON THE CORNER OF ST GEORGES TERRACE AND WILLIAM STREET, DIRECTLY ADJACENT TO OVER 5,000 SQM OF BEAUTIFULLY LANDSCAPED INNER-CITY GARDENS.

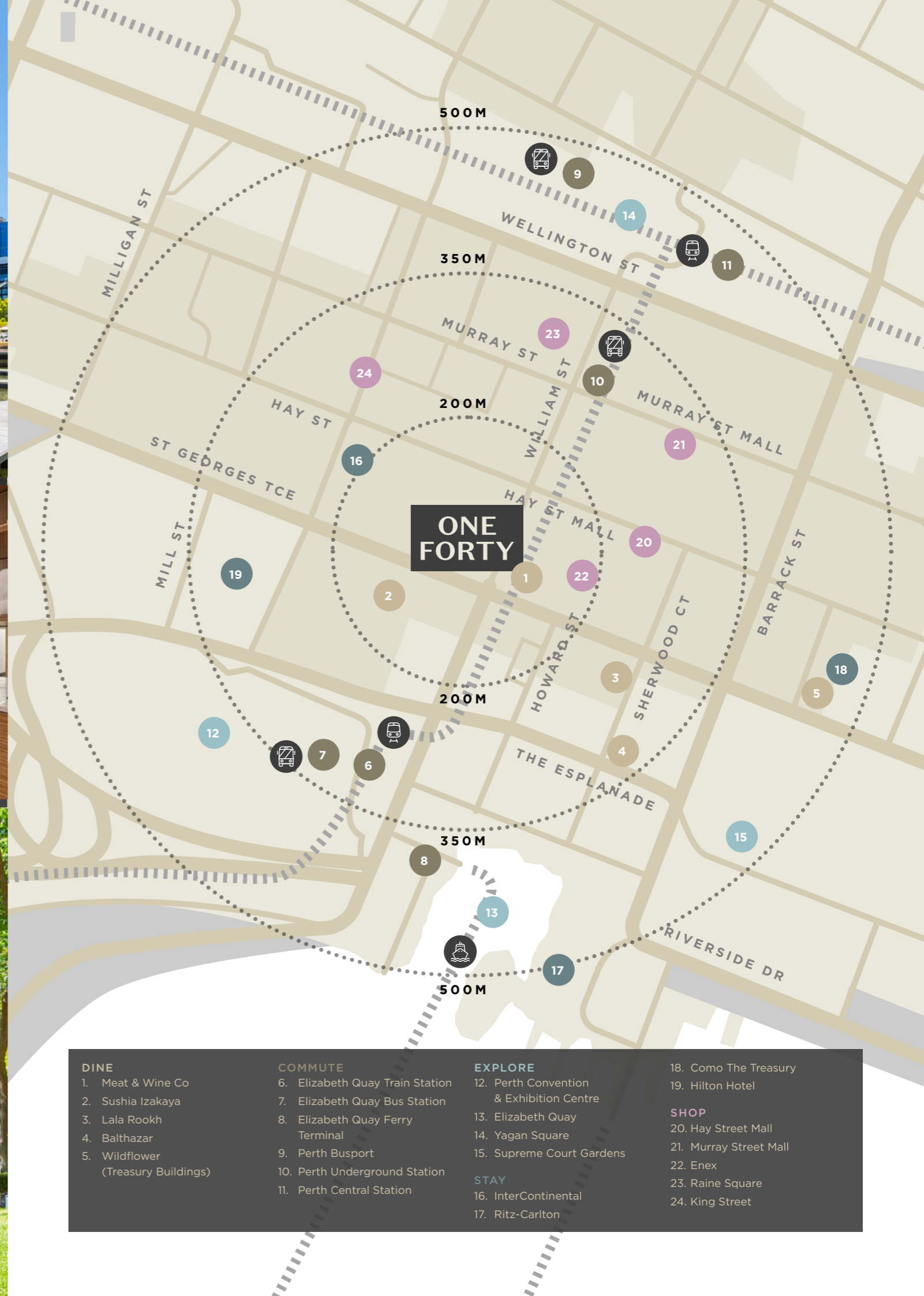
This central CBD location is equidistant to key public transport networks, retail amenity, hospitality, and entertainment precincts.

The ONE FORTY ST GEORGES community offers an outstanding working environment in the heart of Perth's commercial 'power precinct'. Your organisation will be immersed in an environment that offers convenience, community, and wellness.

The un-rivalled location can be best conveyed in the adjoining graphic. Whether commuting by road, rail, boat or bus is your preferred mode of getting around or whether you like to shop, eat, drink or exercise on your lunchbreak or after work, there is no place more convenient in the city than ONE FORTY ST GEORGES.

Centuria recognise the importance of wellbeing and have committed to supporting the wellbeing of its building community through both building amenity and management-led initiatives such as on-site fitness classes and events.

At ONE FORTY ST GEORGES we value our connectivity to green spaces, complimentary gymnasium, informal 'third space' working areas, concierge services and friendly management team.



DINE	COMMUTE	EXPLORE	SHOP
1. Meat & Wine Co	6. Elizabeth Quay Train Station	12. Perth Convention & Exhibition Centre	18. Como The Treasury
2. Sushia Izakaya	7. Elizabeth Quay Bus Station	13. Elizabeth Quay Terminal	19. Hilton Hotel
3. Lala Rookh	8. Elizabeth Quay Ferry Terminal	14. Yagan Square	20. Hay Street Mall
4. Balthazar	9. Perth Busport	15. Supreme Court Gardens	21. Murray Street Mall
5. Wildflower (Treasury Buildings)	10. Perth Underground Station		22. Enx
	11. Perth Central Station	STAY	23. Raine Square
		16. InterContinental	24. King Street
		17. Ritz-Carlton	

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## BUILDING HIGHLIGHTS & UPGRADES


ONE FORTY ST GEORGES HAS BEEN REFURBISHED TO A HIGH STANDARD THROUGHOUT, PROVIDING OUTSTANDING TENANT AMENITY AND BEST IN CLASS FINISHES.

The premium amenity on offer has been established to assist building customers with the attraction and retention of top talent in an ever-evolving employment landscape.


The owner has committed to delivering a new tenant conference facility and complimentary tenant gymnasium due in Q1 2023.

 **FULLY REFURBISHED LOBBY**  
with concierge, café and informal meeting/working hubs

 **NEW COMPLIMENTARY GYMNASIUM**  
and wellness initiatives

 **CONFERENCING**  
New tenant conferencing facility


 **DIRECT CONNECTIVITY**  
to Central Park green space

 **HIGH QUALITY EOT FACILITIES**  
featuring electric bike charging stations, towel service and drying cupboards


 **CENTRAL CORE**  
Column free floor plates


 **EXCELLENT NATURAL LIGHT**  
and 360-degree views

 **NEW LIFTS**  
with destination control system

 **REFURBISHMENTS**  
Bathroom and on-floor refurbishments throughout

 **BUILDING MANAGEMENT**  
On-site building management team

 **CAR PARKING**  
High availability of direct and public car parking bays

 **4.5 STAR**  
NABER Energy Rating

ONE FORTY  
ST GEORGES  
IS YOUR  
HOME AWAY  
FROM HOME





ONE FORTY ST GEORGES

# BUILDING PROFILE

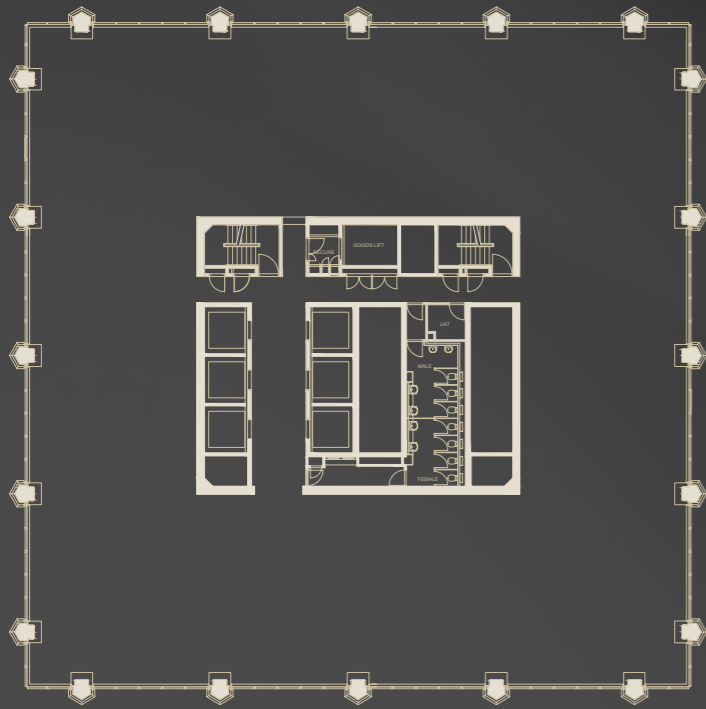
<b>CONSTRUCTION</b>	Central service core
<b>LEVELS</b>	28
<b>TYPICAL FLOOR PLATE</b>	Low-rise: 1,055 sqm ; High-rise: 1,100.60 sqm
<b>TOTAL NLA</b>	29,947 sqm
<b>OWNERSHIP</b>	Centuria
<b>OUTGOINGS</b>	\$196/sqm for the 2022 calendar year
<b>END OF TRIP FACILITIES</b>	Secure bike storage for up to 117 bikes, including 6 electric bike charging stations Lockers: 104 male & 50 female Showers: 9 male, 5 female Disabled change-room with shower and lockers Ironing facilities, hairdryers, towel service and drying cabinets
<b>BUILDING HOURS</b>	Public: 8:00am to 6:00pm Monday to Friday (excl. Public Holidays) 24/7 tenant access

<b>AFTER HOURS A/C</b>	Available, whole floor activation - 1 hr duration \$50/hour
<b>PASSENGER LIFTS</b>	Destination control system 6 x Schindler lifts to the low rise (Levels 1 through to 14) 3.0m/s 6 x Schindler lifts to the high rise (Levels 14 through to 28) 6.0m/s 18 persons - 1,224kg load rating 1 x Shuttle Lift (Levels B, LG, G)
<b>GOODS LIFTS</b>	1,600kg load capacity, 24/7 operation (Levels B through to 29) 2000mm (W) x 1700mm (D) x 2700mm (H)
<b>SECURITY</b>	Concierge, CCTV, access control system (Integrati System - Inner Range)
<b>DESIGN</b>	Population: 1 person per 10 sqm Lighting: 15W / m2 Equipment: 30W / m2
<b>STANDBY POWER</b>	Automatic changeover to building essential services, and house services
<b>LOADING DOCK</b>	Yes, clearance 3.20m
<b>CEILING HEIGHT</b>	Average of 2,740mm
<b>SLAB TO SLAB HEIGHT</b>	3,660mm
<b>TENANT CEILING ZONE</b>	150mm
<b>PARKING</b>	1 bay per 111 sqm. Public parking available
<b>SUSTAINABILITY</b>	4.5 Star NABER Energy Rating and 4 Star NABERS Water Rating

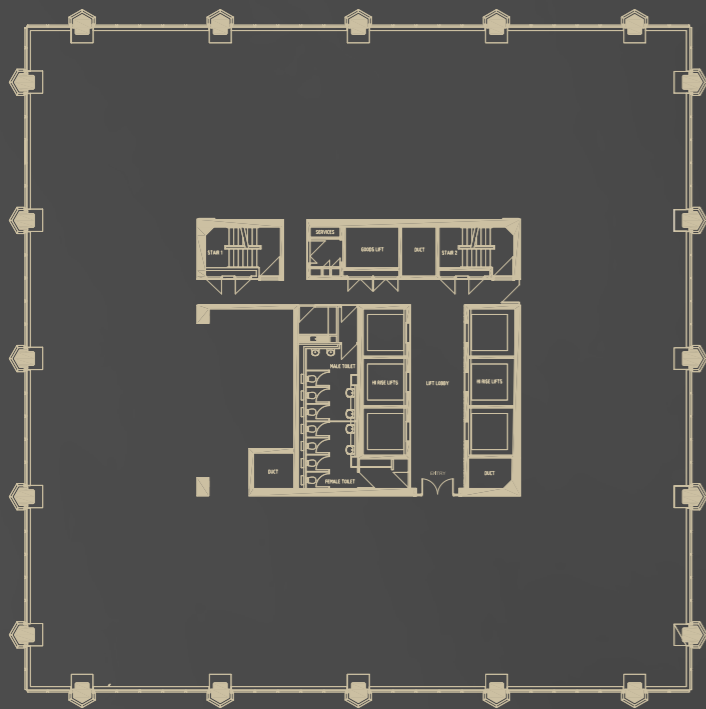
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# PLANS & CONCEPTS

BASE: LOW RISE



BASE: HIGH RISE

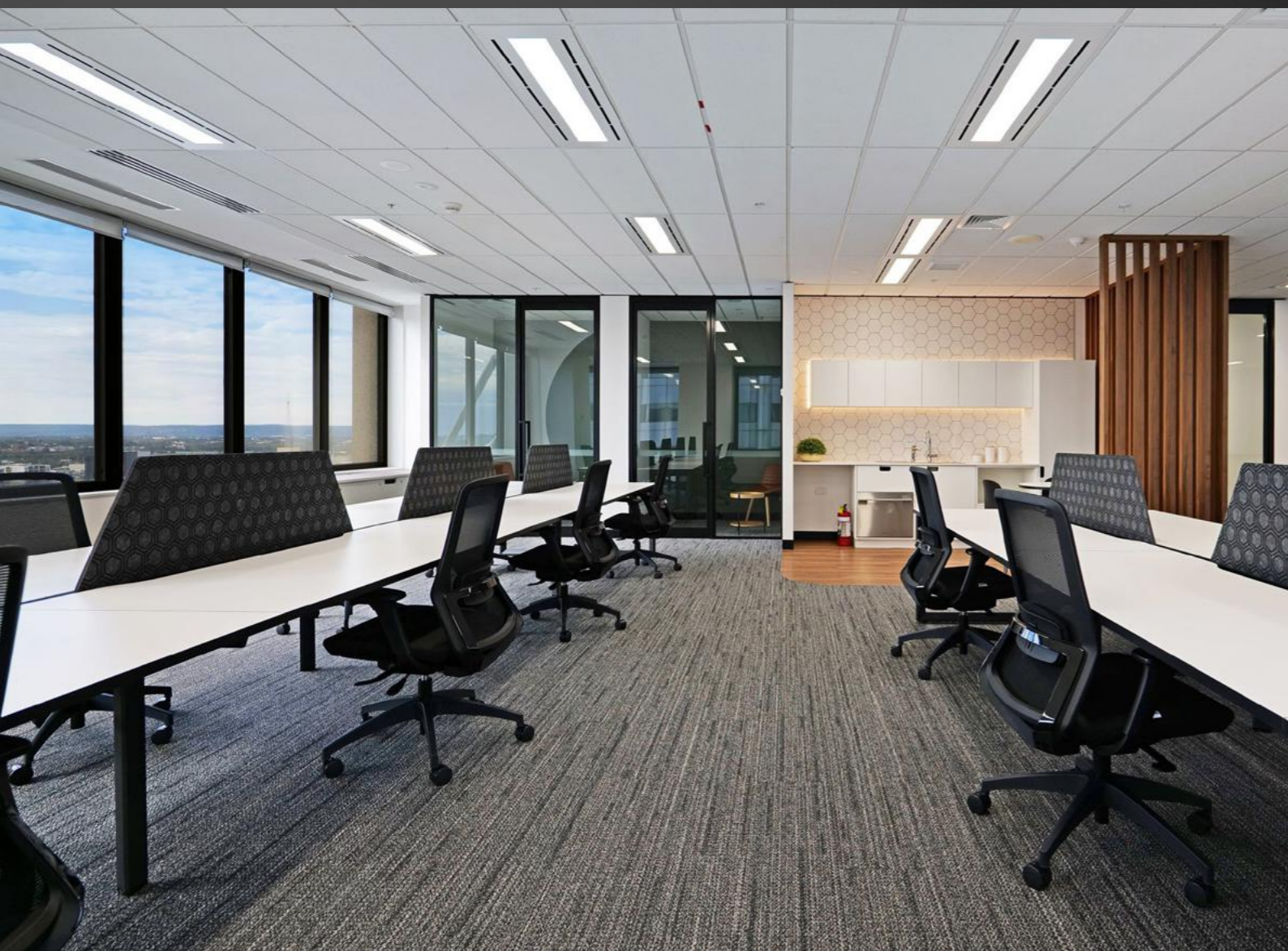


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## FITTED & FURNISHED OFFICE SOLUTIONS



**CENTURIA HAS A PROUD AND ENVIABLE TRACK RECORD OF DELIVERING BESPOKE OFFICE FITOUTS FOR THEIR TENANTS ACROSS ITS HIGH-QUALITY OFFICE PORTFOLIO.**

Centuria also understands that the design and construction of an office fitout is not a core business for many of its tenants and therefore have developed a simple FOUR STAGE fitout design and delivery process to make this process as smooth and seamless as possible.

Given Centuria's long history of office ownership and management, they have also been able to develop a deep understanding of the fitout requirements of particular industries and business sizes over many years. Thus, ONE FORTY ST GEORGES also has the option of a number of new, recently constructed tenancies which are ready to 'move in, plug in and go'.

Of course, Centuria also understands that many firms will have particular office layouts, designs and finishes that tie in with a national or global footprint requirement and will have designers and builders which would be used to create these tenancies. Again, those circumstances can be easily catered for and ONE FORTY ST GEORGES outstanding on-site management team will be there to assist.

- 01 STAGE ONE  
Designer Briefing**  
Detailed discussions outlining specific tenancy requirements, finishes, budget and timing.
- 02 STAGE TWO  
Bespoke Design**  
Preparation of test fitouts, finishes and furnishing for review.
- 03 STAGE THREE  
Lease Execution and Documentation**  
Once all lease documents are agreed and delivered and the tenancy plan has been approved, we can now move to the construction stage.
- 04 STAGE FOUR  
Fitout Delivery**  
Your bespoke office tenancy will be delivered by one of Centuria's trusted construction partners and you will be kept fully abreast of progress by both the building company itself together with ONE FORTY ST GEORGES' outstanding on-site management team.

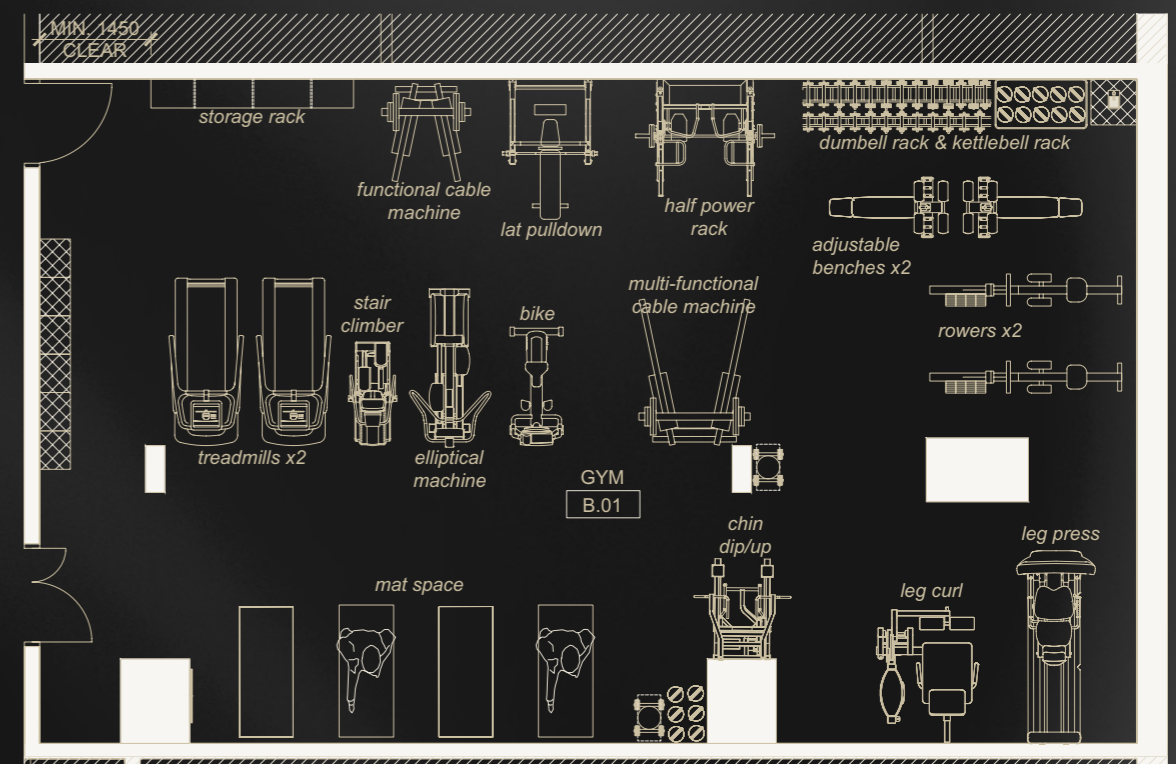




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**COMING IN EARLY 2023**  
**BASE CAMP: A NEW**  
**EXCLUSIVE GYM FOR**  
**TENANTS**



# TECHNICAL SPECIFICATIONS

## MECHANICAL

### Air Conditioning Configuration

- AHU 2 – High rise Interior, 8 zones, Levels 15-28, variable volume fan assisted.
- AHU 3 – Perimeter via 20 primary air ducts with heating coil, 12 zones, Levels 1-13 and 15-28, variable volume fan assisted with cooling coil.
- AHU 4 – Low rise Interior, 8 zones, Levels 1-13, variable volume fan assisted.
- AHU 5 – Serves Level 14
- AHU 6 – Serves Level 14

### Cooling Equipment

- Three water cooled centrifugal chillers, three chilled water pumps, three condenser water pumps and three cooling towers.
- Primary chilled water circuit to AHU cooling coils.
- Secondary chilled water circuit to VVFU cooling coils.
- Total capacity – 3,910kW<sub>r</sub> (Low Load capacity 940kW<sub>r</sub> Chiller No.3)
- Refrigerant – R134A in all chillers.

### Heating Equipment

- Two diesel boilers and two heating pumps.
- Perimeter Primary heating water circuit to AHU heating coils and primary air duct heating coils.
- Interior heating via electric heating on each floor main take off ducting on the North side.

### Tenant Equipment

- 30 W/m<sup>2</sup> (Total internal load is 45W/m<sup>2</sup>)

### Tenant Supplementary Condenser Water Loop

- Dedicated condenser water loop connected to open cooling towers.
- 1.7 Lts per floor.
- Outside Air - Yes

## DESIGN CRITERIA

### Summer – External Ambient

- 37.0°C DB / 24.0°C WB

### Winter – External Ambient

- 7.0°C DB

### Internal Conditions

- Summer 24.0°C DB +/- 1°C controls tolerance
- Relative Humidity 35 – 65% uncontrolled
- Winter – 22.0°C DB +/- 1°C controls tolerance

### Occupancy Load

- 70 watts per person sensible
- 60 watts per person latent

### Lighting

- 15 W/m<sup>2</sup>

### Equipment

- 30 W/m<sup>2</sup>

### Ventilation

- Toilets – To AS1668.2 minimum (20 air changes per hour)
- Smoke Hazard Management – To Building Code of Australia
- Infiltration – 0.5 air changes per hour, perimeter areas

### Outside Air

- To AS1668.2

### Population

- Offices – 1 person / 10m<sup>2</sup>
- Meeting rooms – 1 person / 1m<sup>2</sup>

## ELECTRICAL

### Supply

- Qty 4 x 1000kVA 11kV/415V HV Transformers (Western Power) with 2 main incoming feeds.

### Riser Cables

- XLPE Copper rising mains

### Distribution

- 200 Amp Fuse within tee off box per floor. 160 Amps main switch per zone chassis.

### Zoning

- To 4 suites per floor

### Perimeter Skirting

- Power/data/coms

### 3 Phase Power

- Available on floor

### Power Factor

- No power factor correction available

## LIGHTING

### Fittings

- Refurbished floors - 2 X 36 watt T5 fluorescent light designed to give 320 lux at desk top height.

### Lighting System

- C-Bus lighting control system within lobby areas. 240V motion detectors to tenancy areas

### Emergency Lighting

- Standalone system. Emergency test kit located within each distribution board that feeds emergency lighting.

## BUILDING

### Ceiling Grid

- One-way concealed suspended grid acoustic tile. AMF Thermanex Acoustic VT-24 Ceiling Tile 1254 x 411 x 19 mm with NRC of 0.75

### Carpet Type

- High quality cushion backed 'Interface' carpet tiles with 15 year warranty. Subject to change.

### Blinds

- Neylor 352396 Vertilux cut fabric blinds 1231, with a drop of 2300mm

### DDA Compliant Facilities

- Ambulant male and female toilets on all refurbished floors
- Universal toilet and shower on all refurbished floors. Some floors do not have the shower due to configuration constraints.
- Universal access possible to all tenant floors and Basement Levels
- Universal access car bays available on request

## STANDBY POWER

### Generators

- 2 X 550 kva Standby generator sets
- Automatic changeover to building essential services, and house services
- Diesel tank within the basement and refuelling point on GF level.
- Day tank at roof level.
- Feeds the following services:
  - Lifts
  - Safety services 100%
  - One base building chiller

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## DATA

### Telephone

- Basic – 100 pairs feeding each floor
- MDF – Telstra (fibre optic), Vocus (fibre optic), Nextgen (fibre optic) Optus (fibre optic), Pipe Networks (fibre optic),

### Mobile Reception

- All tenant floors, all common areas

### Tenant Data Riser

- 1

### MDF Room

- One located in basement.

### Master Antenna Television

- Yes (FULL MATV)

### Carriers

- Space within Base building MDF room for tenant's preferred supplier equipment

## FIRE PROTECTION SYSTEMS

### Fire Sprinklers System

- An automatic fire sprinkler system complying with AS2118.1 serves all levels of the building with flow switches provided on each level. The system is fed from two separate 150 diameter street main connections with a duty/standby fire pump arrangement.

### Fire Detection System

- A Fire detection system complying with AS1670.1 with the main Simplex addressable FIP located within the Fire Control Room on ground level.

### Fire Alarm System

- An Ampac EV3000 EWIS system complying with AS1670.4 with Speakers and Warden Intercom Phones on each floor located with the main EWIS panel located within the Fire Control Room on ground level.



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## CONCLUSION & COMMITMENT

CENTURIA WOULD BE DELIGHTED TO WELCOME YOUR ORGANISATION INTO THE ONE FORTY COMMUNITY WHERE THERE IS A COMMITMENT TO PROVIDING AN EXCEPTIONAL CUSTOMER EXPERIENCE.

Please reach out to one of the friendly agents who can assist you with any queries:

Colliers



**Jemma Hutchinson**  
0422 870 473

**Jeremy Robotham**  
0407 381 471

**Grace Bailey**  
0437 076 735

**Rick McKenzie**  
0405 361 879

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