

# WATERLOO JUNCTION

TWELVE  
COMMERCIAL ROAD  
NEWSTEAD  
QUEENSLAND

INFORMATION MEMORANDUM  
FOR LEASE





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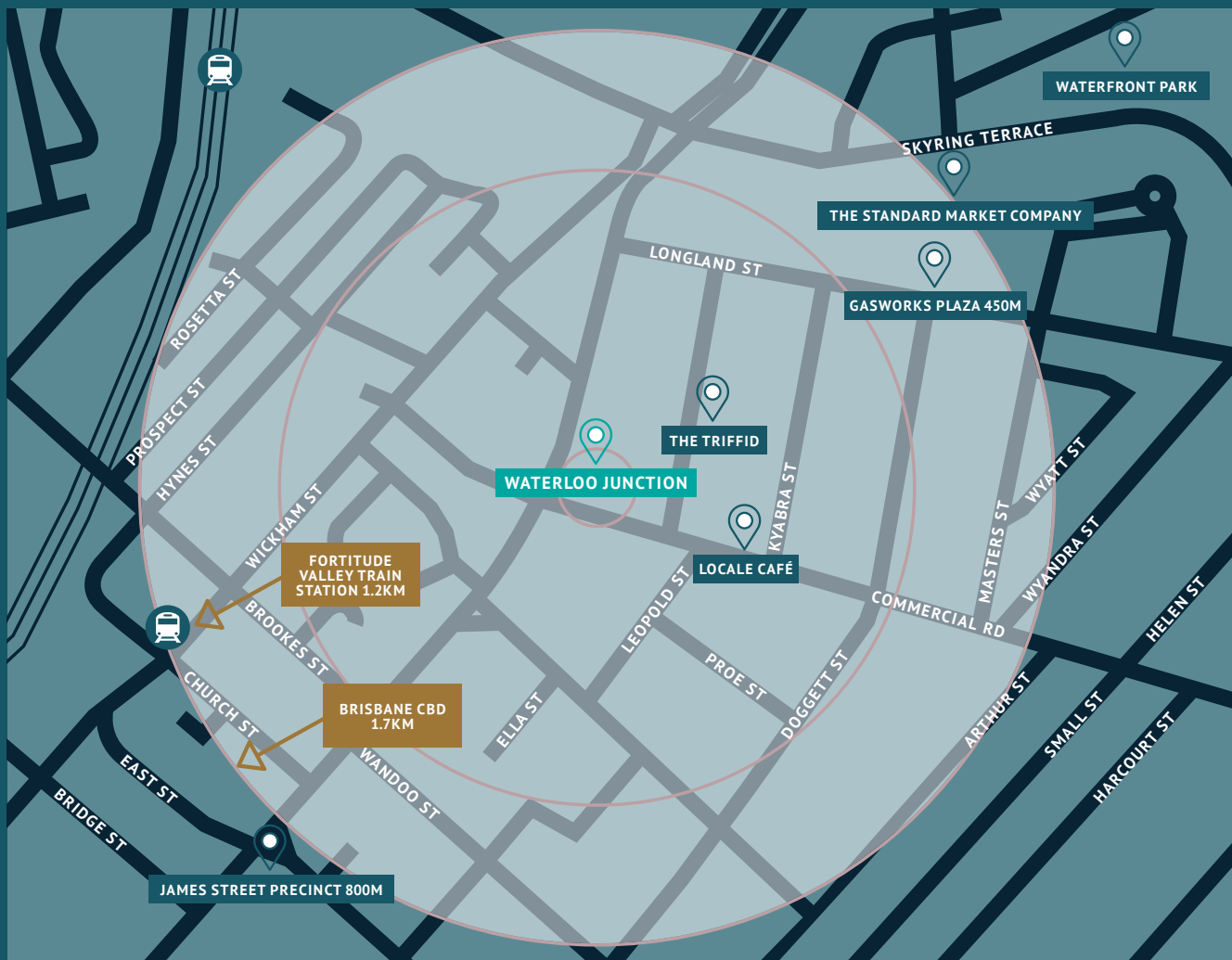
**Positioned on the corner of Ann Street and Commercial Road in Newstead, Waterloo Junction offers modern A-grade offices in one of the most accessible and connected locations in Brisbane.**

Located at the heart of the burgeoning Newstead business and entertainment precinct, five minutes from Fortitude Valley and less than ten minutes from the Brisbane CBD, Waterloo Junction exhibits modern architecture excellence and has underpinned the districts transformation into one of Brisbane's most desirable corporate headquarter locations.

Busy offices and high traffic retail outlets, cafés, bars and restaurants support the precincts patronage and nearby transport options include key Brisbane City bus routes and the Fortitude Valley Train Station.

## FACTS AND FIGURES

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**CENTRAL LOCATION**
  - 2 minutes' walk to Gasworks
  - 6 minutes' walk to James Street
- 
**END OF TRIP FACILITIES**
  - 5 showers
  - 30 bike racks
  - 30 lockers
- 
**CLOSE TO CAFÉS, SPORTING VENUES, RESTAURANTS AND ATTRACTIONS**
  - The Standard Market Company
  - Gasworks Plaza
  - The Triffid Bar
  - Locale Café
  - Waterfront Park
- 
**A-GRADE BUILDING**
- 
**840 SQM PLUS FLOOR PLATES**
- 
**SIDE CORE**
- 
**3 STAR NABERS RATING**
- 
**SECURE PARKING: 1 BAY PER 100 SQM**
- 
**HIGH EXPOSURE TO ANN STREET**



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