



**WATERLOO  
JUNCTION**

**OFFICE  
FOR LEASE**





# WATERLOO JUNCTION

**POSITIONED ON A  
PRIME CORNER OF  
ANN STREET AND  
COMMERCIAL ROAD,  
WATERLOO JUNCTION  
OFFERS MODERN  
A-GRADE OFFICES  
SITUATED IN THE  
HEART OF THE VALLEY.**



## WATERLOO JUNCTION HIGHLIGHTS

Offering great parking options in a prime location, tenants at Waterloo Junction are in close proximity to James Street and the Gasworks Precinct amenities.



**842 SQM+**  
SIDE CORE FLOOR PLATES



**CITY VIEWS**  
WITH EXPANSIVE GLAZING



**NAMING RIGHTS**  
BUILDING NAMING RIGHTS AVAILABLE



**BRAND NEW**  
GROUND FLOOR LOBBY AND CAFÉ



**FITOUTS**  
HIGH QUALITY MODERN FITOUTS AVAILABLE



**CLOSE PROXIMITY**  
TO BUS AND TRAIN



**SECURE PARKING**  
1 BAY PER 100SQM



**WELLNESS**  
BRAND NEW END OF TRIP SHOWERS,  
SECURE BIKE STORAGE AND DRYING ROOMS



# WATERLOO JUNCTION

## THE BUILDING



**FIVE**  
LEVELS



**EFFICIENT SIDE CORE**  
LIFT CORE



**842SQM**  
TYPICAL FLOOR PLATE SIZE



**6,500+SQM**  
TOTAL NLA

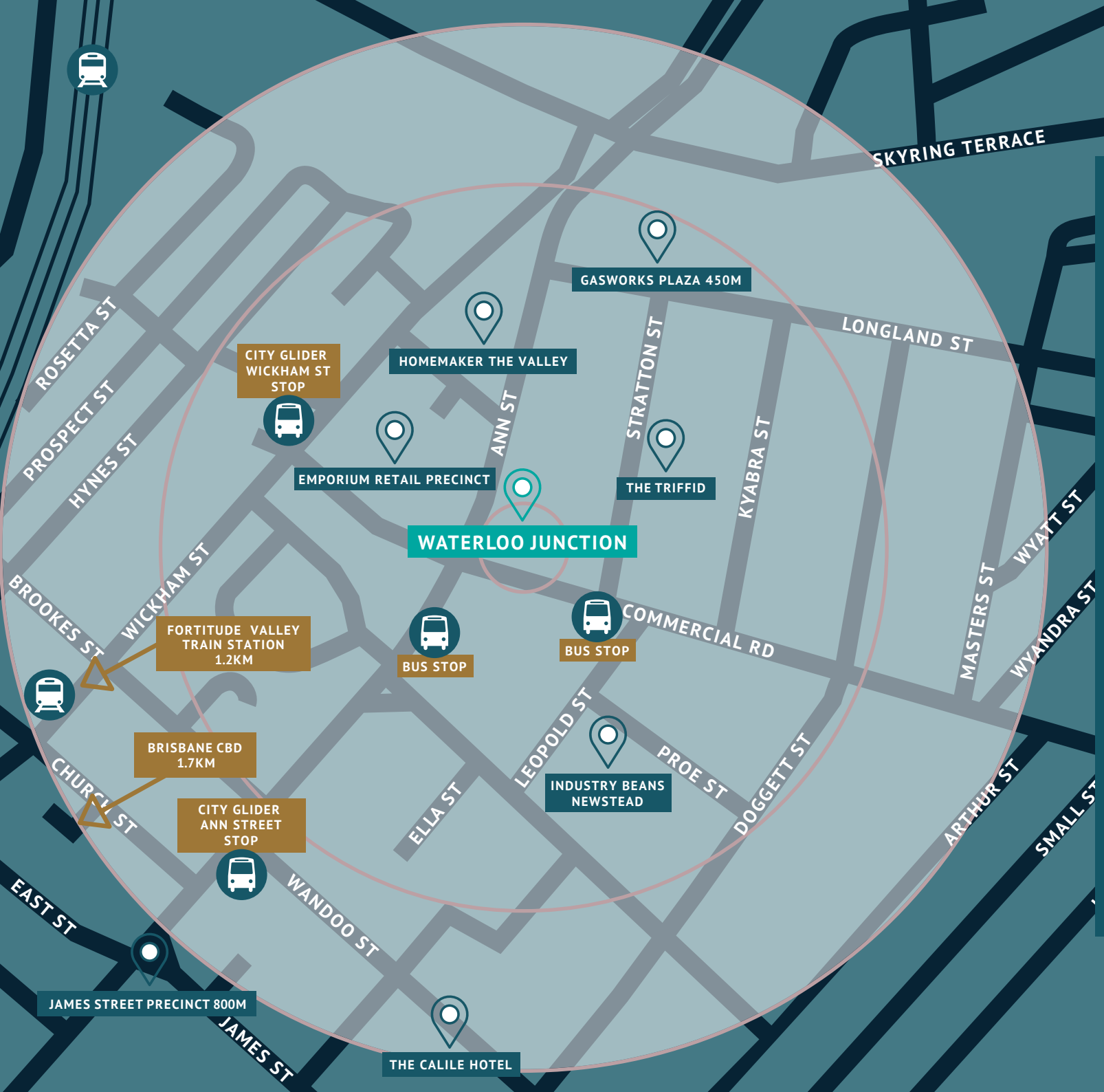


**A-GRADE**  
ASSET GRADE



**3 STAR**  
NABERS RATING\*

*\* Capacity for 4.5-star NABERS rating at full occupancy.*



## WATERLOO JUNCTION THE LOCATION

Waterloo Junction is a boutique office building positioned in the heart of the Fortitude Valley Newstead precinct, occupying a prime corner on Ann Street.

The surrounding precinct offers a vibrant mix of Brisbane's most famous hospitality offerings, the amenity is simply world class.



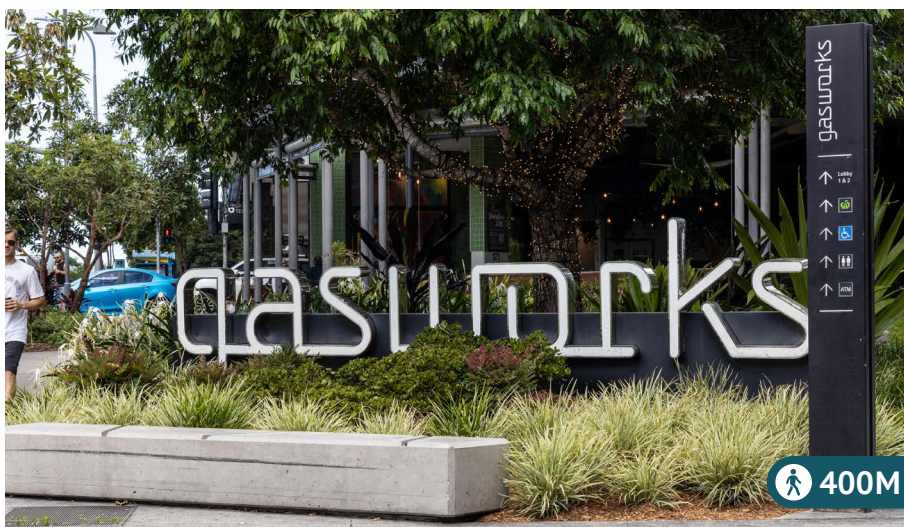
## WATERLOO JUNCTION

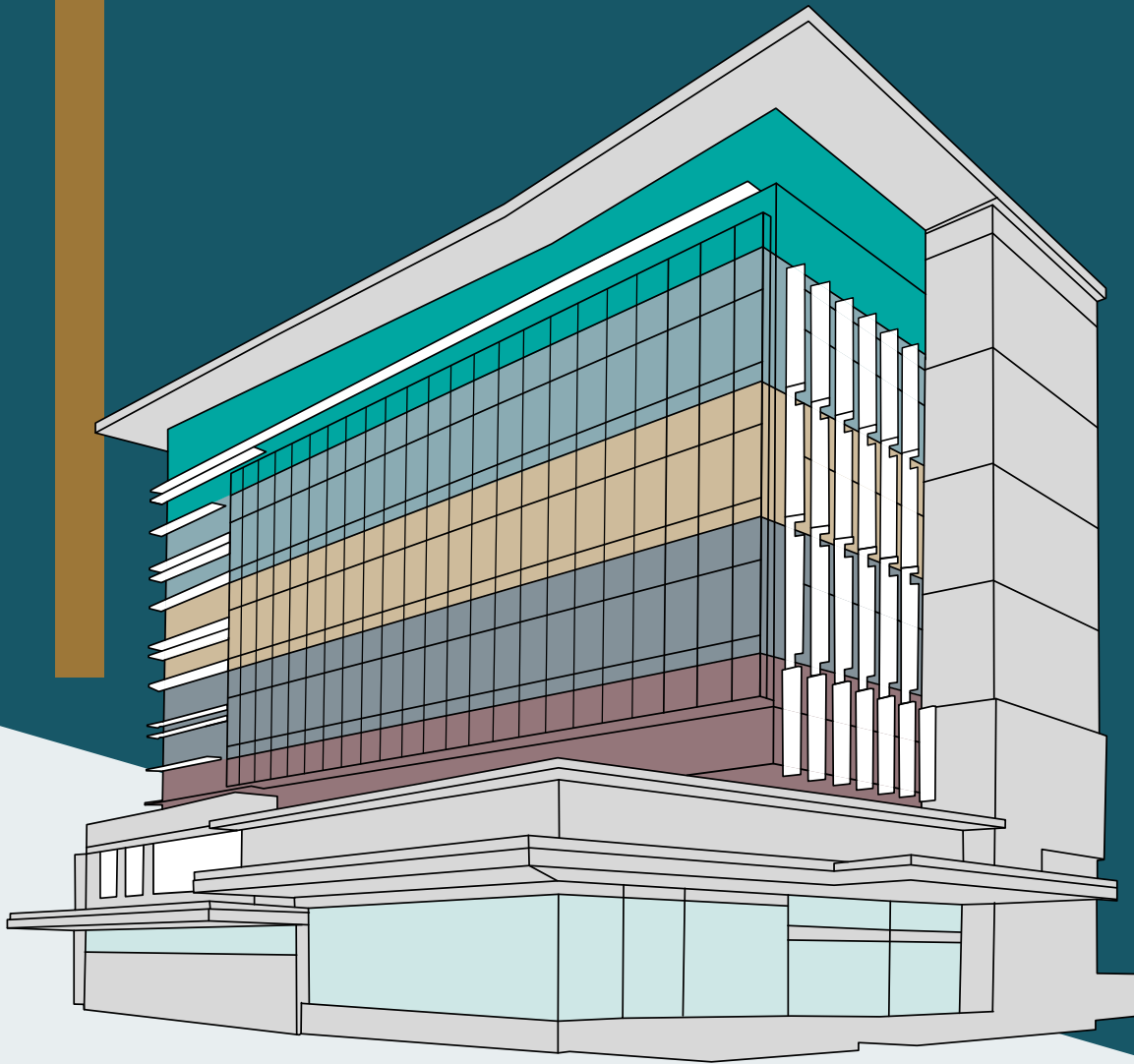
# THE SURROUNDS

Situated at the heart of the ever-popular Fortitude Valley, Waterloo Junction has Brisbane's favourite retail, shopping, food and beverage outlets within strolling distance.

Grab a coffee at Base Camp on the ground floor of Waterloo Junction, or Industry Beans is just around the corner. Head across the road to The Triffid for an after-work drink, or the nearby Calile Hotel boasts five-star dining at Hellenika, SK Steak & Oyster and the Lobby Bar. Wander up James Street for the latest in high-end fashion, and for all your daily needs, the Gasworks Precinct has you covered with Woolworths, The Standard Market Company, Terry White Chemist and other local services.

Whether you're catching one of the Brisbane City bus routes or using the newly refurbished Fortitude Valley Train Station, there are numerous transport options available.





# WATERLOO JUNCTION

|         |        |  |
|---------|--------|--|
| LEVEL 5 | 812SQM | PART FLOOR FITOUT AVAILABLE (422SQM)<br>MYSITE DESIGN (360SQM) |
| LEVEL 4 | 842SQM | FULL FLOOR AVAILABLE<br>FROM MID-2022                          |
| LEVEL 3 | 842SQM | FULL FLOOR AVAILABLE<br>FROM MID-2022                          |
| LEVEL 2 | 842SQM | FULL FLOOR AVAILABLE   |
| LEVEL 1 | 698SQM | AJ GRANT GROUP   |

## THE OFFERING

Join the influx of new tenants at this boutique commercial office, situated in the prime location of Fortitude Valley Newstead.

WATERLOO JUNCTION

# RECENT BUILDING UPGRADES

## Ground Floor

A brand-new ground floor lobby from Stratton Street has been completed, reflecting the high standard that all tenants deserve. The lobby is an entry statement designed to impress your customers, with stone tiling, greenery, brilliant furnishings and quality signage.

## End of Trip Facilities

A brand-new End of Trip facility consisting of abundant lockers, spacious showers, ironing station, dedicated drying room, and fully air conditioned changing areas have been installed in the secure basement. As well as a fully secure bike storage area, Waterloo Junction provides one of the best facilities in the Brisbane valley precinct.



## Display Suite

A brand-new display suite assists prospective tenants visualise their fitout and as a demonstration of Cape Bouvard's ability to deliver bespoke fitouts for tenants. The display suite is designed incorporating the latest fitout trends including open plan style workstations, meeting spaces, collaboration areas, and breakout / kitchen facilities.

## On Floor & Building Services

Each tenancy is set to be fully refurbished with new carpets and low energy LED lighting.

The building security and air conditioning control systems are also regularly maintained to achieve hassle free and best in class performance with our partners at Gallagher and Johnson Controls.







## TURNKEY FITOUTS

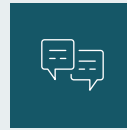
Cape Bouvard can build a turn-key fitout solution for prospective tenants using their skill and expertise.

### THE FITOUT PROCESS

Our 6-step process leads you through the journey to your new purpose-built workspace.

We have refined each step to ensure your fitout journey is both an enjoyable and stress free experience. We manage the entire process for you or alternatively work alongside you every step of the fitout journey.

Cape Bouvard can offer assistance with premise fitout, which can be incorporated into your customised leasing incentive package.



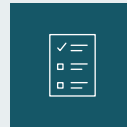
#### STEP ONE Designer Introduction

To capture your tenancy requirements including your brief, budget and expectations.



#### STEP TWO Concept Plans

Preliminary test fitouts and budgets will be provided.



#### STEP THREE Lease Execution

Once you are comfortable with the fitout design we proceed to lease execution.



#### STEP FOUR Final Plan including Look & Feel

Your fitout will be presented in a detailed "Look and Feel" presentation.



#### STEP FIVE Construction Partner

Appointment of the most suitable construction partner who will handle certifications and statutory approvals.



#### STEP SIX Asset Management

Our experienced Asset Management team will manage the entire process.



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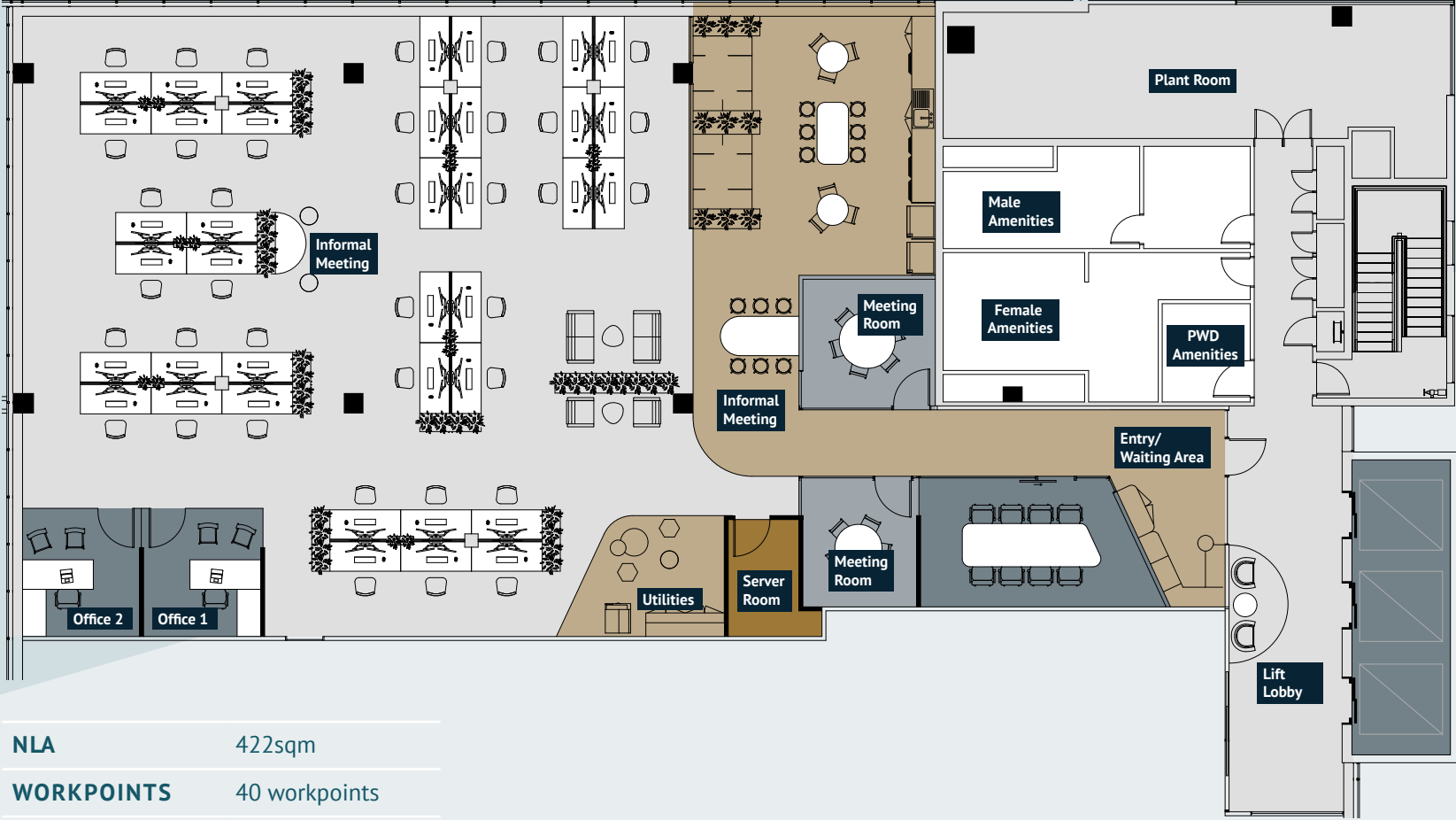
# FULL FLOOR FITOUT EXAMPLE



|            |               |
|------------|---------------|
| NLA        | 842sqm        |
| WORKPOINTS | 72 workpoints |

WATERLOO JUNCTION

# BRAND NEW PART FLOOR FITOUT



NLA 422sqm

WORKPOINTS 40 workpoints



WATERLOO JUNCTION

# COMMITMENT TO SUSTAINABILITY

Cape Bouvard is committed to reducing the buildings carbon footprint.

The recent base building upgrades were carefully planned to deliver enhanced tenant comfort, reduce running costs and minimise carbon emissions.



# WATERLOO JUNCTION

FOR LEASING ENQUIRIES PLEASE CONTACT:



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