



Experience
a new lease
on life

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A BREATH OF FRESH AIR

Freshly refurbished and reimagined for the future, 410 Ann Street is poised to become an exciting new hub for Brisbane businesses. Located on the edge of Cathedral Square, this high quality office building sits at the heart of one of Brisbane's most exciting emerging urban precincts. With its newly painted facade, dynamic spaces, city fringe location and urban campus atmosphere, 410 Ann Street gives businesses freedom, flexibility, and the chance to be part of a vibrant new collective.

Mirvac is excited to announce that a selection of spaces within 410 Ann Street are currently available for lease. For ambitious businesses, this represents the chance to secure an address that can adapt to your needs as they evolve.

OVERVIEW

Not only does 410 Ann Street offer an affordable city address, it offers a number of key features which makes this a rare and exciting listing.

LARGE EFFICIENT PLATES RANGING FROM



130SQM – 1,500SQM

FLEXIBLE FIT OUT OPTIONS: MOVE STRAIGHT IN OR CUSTOMISE



5 STAR NABERS RATING



700 CAR SPACES



ACCESSIBLE CITY ADDRESS



LANDSCAPED GARDENS



PUBLIC TRANSPORT NEARBY



PREMIUM EOT FACILITIES



VIEWS OVER BRISBANE RIVER AND CBD





FRINGE BENEFITS

410 Ann Streets is surrounded by some of Brisbane’s most bustling hubs. From luxury shopping to great wine bars and restaurants, you are in easy reach of some of Brisbane’s best offerings. The commute to and from 410 Ann Street is convenient, with the ferry, buses, bike stations and train stations at your doorstep.

Situated on the northern side of the Ann and Wharf Street intersection, 410 Ann Street has all the benefits of a prime city location – without the exorbitant price tag. In fact, this is considered one of Brisbane’s most accessible precincts, with a direct connection to the Northern Suburbs, airport (via Fortitude Valley) and Southern Suburbs (via the SE freeway).

THE AREA

YOUR NEW OFFICE IS AMONGST ONE OF BRISBANE'S MOST BUSTLING COMMUNITIES.

With an array of bars, restaurants, shopping facilities and easy access amenities, 410 Ann Street provides endless choice and convenience.

EXPLORE

BAR & DINING

RETAIL

TRANSPORT



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MAP KEY

 RETAIL - SHOPS

 RETAIL - SUPERMARKET



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TRANSPORT

MAP KEY

-  TRANSPORT - BUS
-  TRANSPORT - FERRY
-  TRANSPORT - TRAIN



ELEVATE YOURSELF

Thanks to its northerly position, 410 Ann Street is graced with impressive views over the Brisbane River & CBD. Two floors have private terraces with views over Cathedral Square, opening these spaces up to the city's pulse.

Flooded with natural light, the future looks bright at 410 Ann Street.





IN THE NEIGHBOURHOOD

With a beautiful park on its doorstep, cafes nearby and secure 24/7 access, 410 Ann Street is uniquely connected to the local area. Mirvac is partnering with Brisbane City Council to carry out Stage 2 of the Cathedral Square regeneration project. Due for completion in 2017, these revitalising works will include a beautiful raised grassy parkland with built in seating and additional shade provided by established fig trees, creating an inviting space and enhancing the precinct's appeal for all.



SECURE PARKING

For those who frequently need to hit the road, there's no shortage of parking at 410 Ann Street. With over 700 secure car spots tucked beneath the building, this is an ideal place for sales and service based businesses to call home.



END OF TRIP

410 Ann Street provides high quality EOT including towel service and secure bike storage for all tenants.



MAKE A NAME FOR YOURSELF.

For those seeking exposure from multiple angles, 410 Ann Street offers the chance to secure prominent naming and signage rights.

A VIBRANT COLLECTIVE

With its distinctive double towers, 410 Ann Street boasts 20,000m² of commercial office space – and within this, a diverse range of spaces are currently available in the East tower. As a tenant you'll sit alongside neighbours from an eclectic mix of industries, from technology to finance to education.

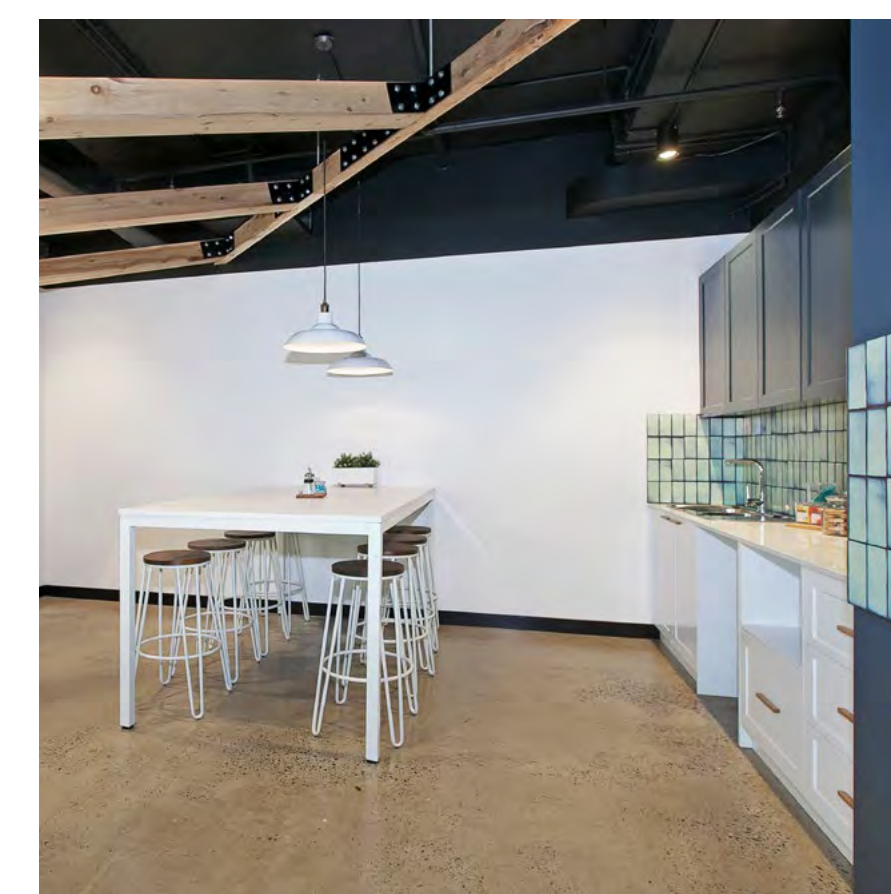
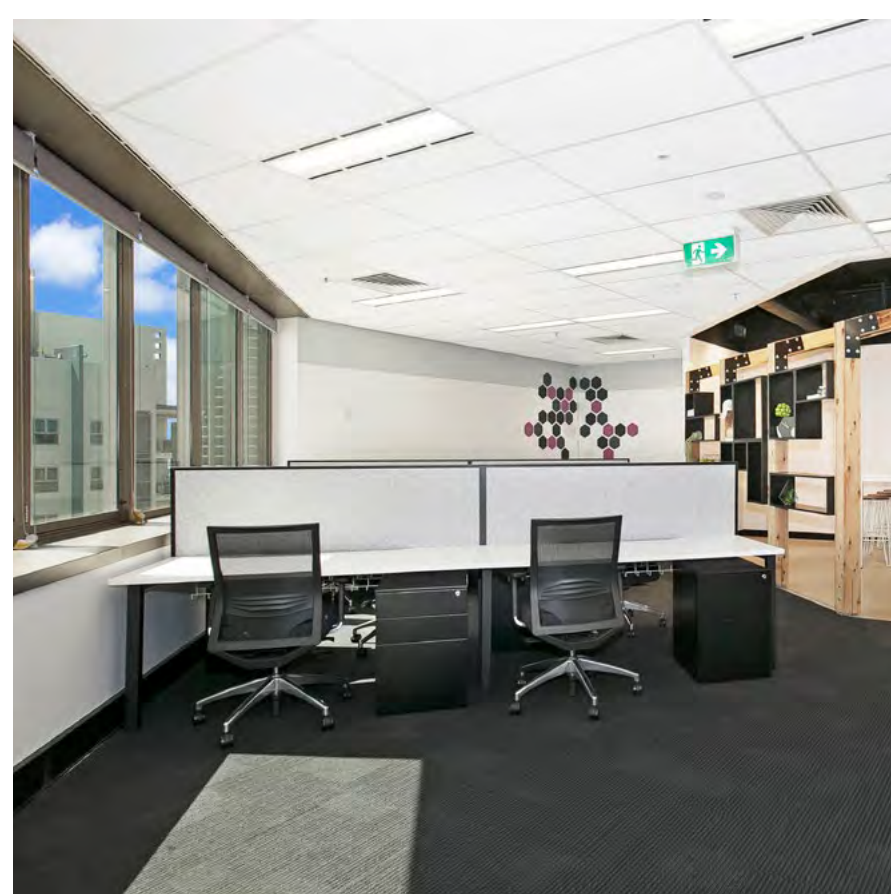
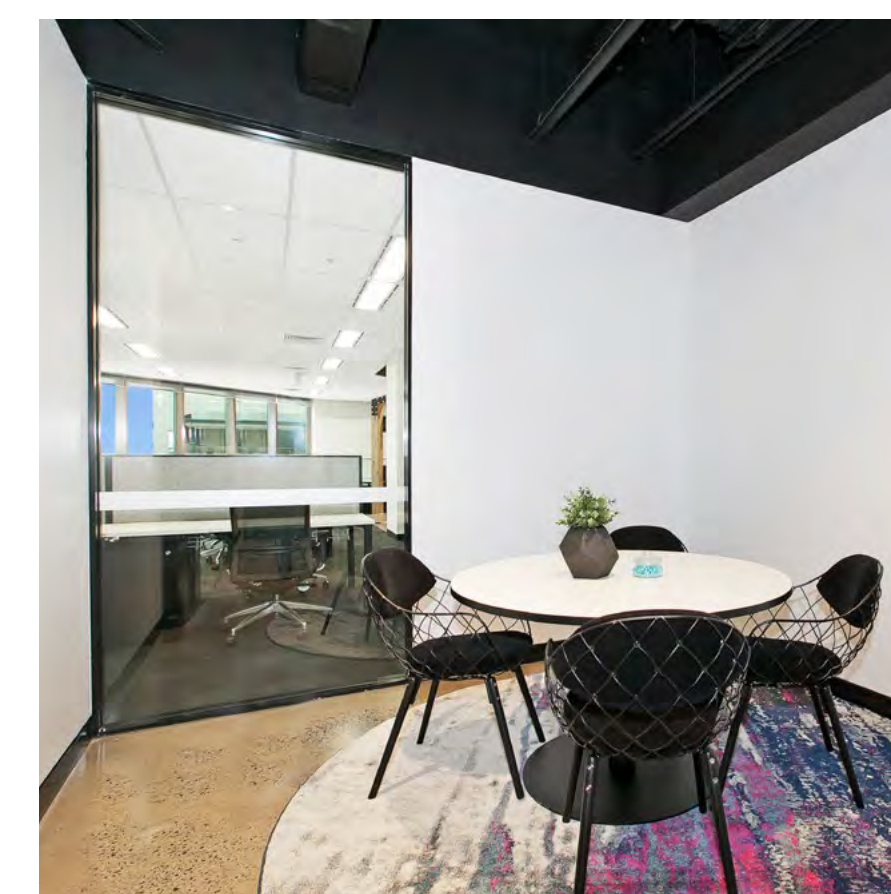
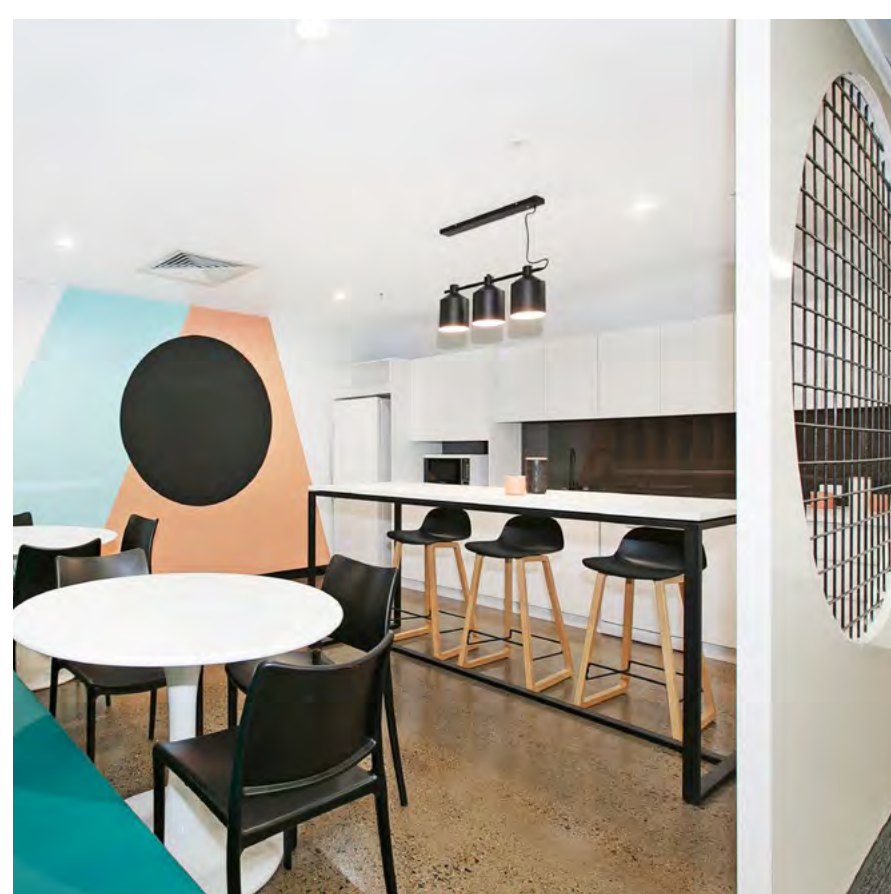
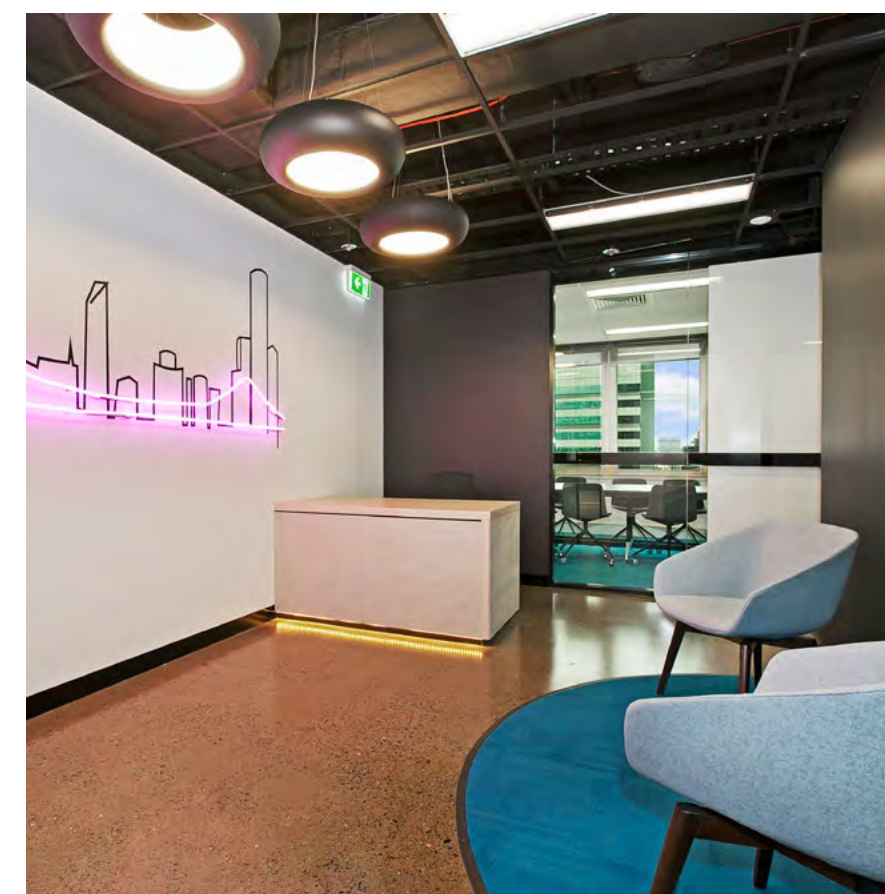
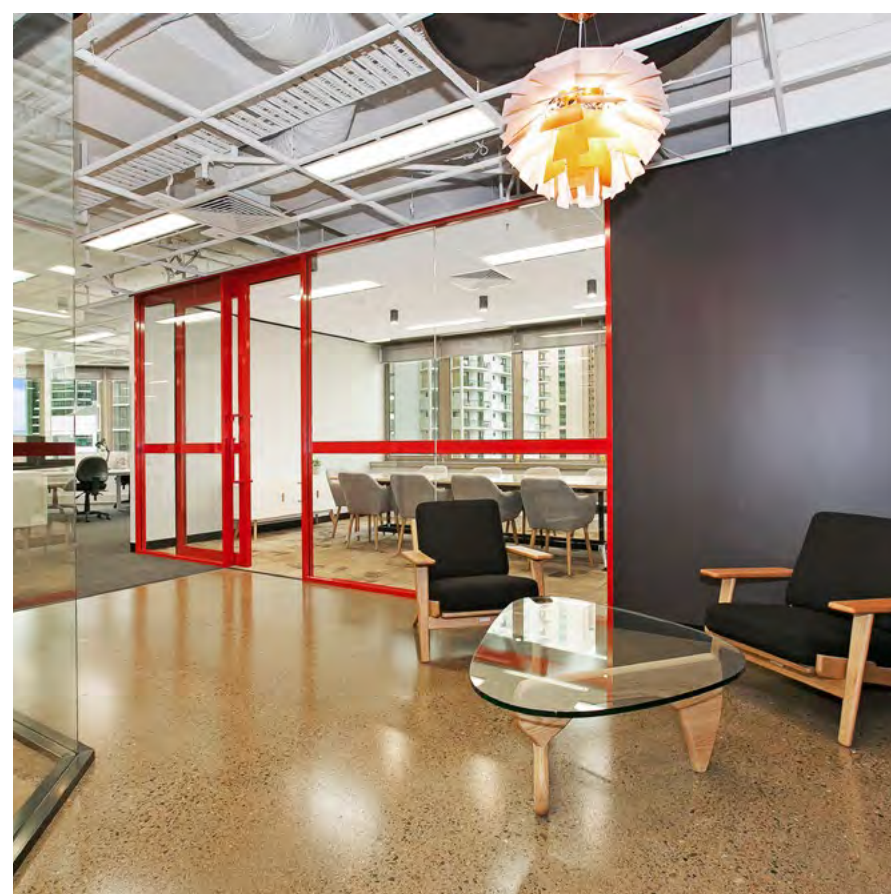
FINELY FINISHED

410 Ann Street has undergone a thoughtful refurbishment, giving its interiors and common areas a sophisticated edge.



SMALL SUITES

Whether you're a small start-up or a thriving larger business, it's likely you're looking to grow. The beauty of 410 Ann Street is that it can accommodate this kind of expansion – with a range of flexible spaces and options to suit businesses of all sizes. Spread your wings and achieve your plans, without having to pack up and move.



SPACES AND SPECS

410 Ann Street offers spaces from 130sqm - 1,500sqm across six floors. The building's large floor plates offer excellent flexibility, so you can use the available space in the way that best suits your business.

Some spaces are fully fitted out and ready to move into, while others can be customised – giving you scope to put your own unique stamp on your space.

12	Vacant (as is) 833m ²
11	Vacant (as is) 247m ²
10	Leased
9	Leased
8	Refurbished suite with carpet and ceiling tiles 163m ²
7	Tenancy 1 Fully fitted spec suite – 130m ² Tenancy 2 Fully fitted spec suite – 170m ²
6	Tenancy 1 Fully fitted spec suite – 188m ² Tenancy 2 Fully fitted spec suite – 231m ² Tenancy 3 Open floorplan – 395m ²
5	Leased
4	Leased
3	Leased
2	Leased
1	Leased
	Car Park



SERIOUS ABOUT SUSTAINABILITY

If sustainability matters to your business, you'll find yourself well aligned with 410 Ann Street's owner and operator, Mirvac. Not only does Mirvac work hard to make sure buildings operate as efficiently as possible, they enjoy working with tenants to achieve their sustainability goals.

WE'RE PROUD OF 410 ANN STREET'S STRONG SUSTAINABILITY CREDENTIALS, WHICH INCLUDE:

-  5 STAR NABERS ENERGY RATING
-  4.5 STAR NABERS WATER RATING
-  PREMIUM END OF TRIP FACILITIES WITH TOWEL SERVICE
-  AMPLE BICYCLE PARKING



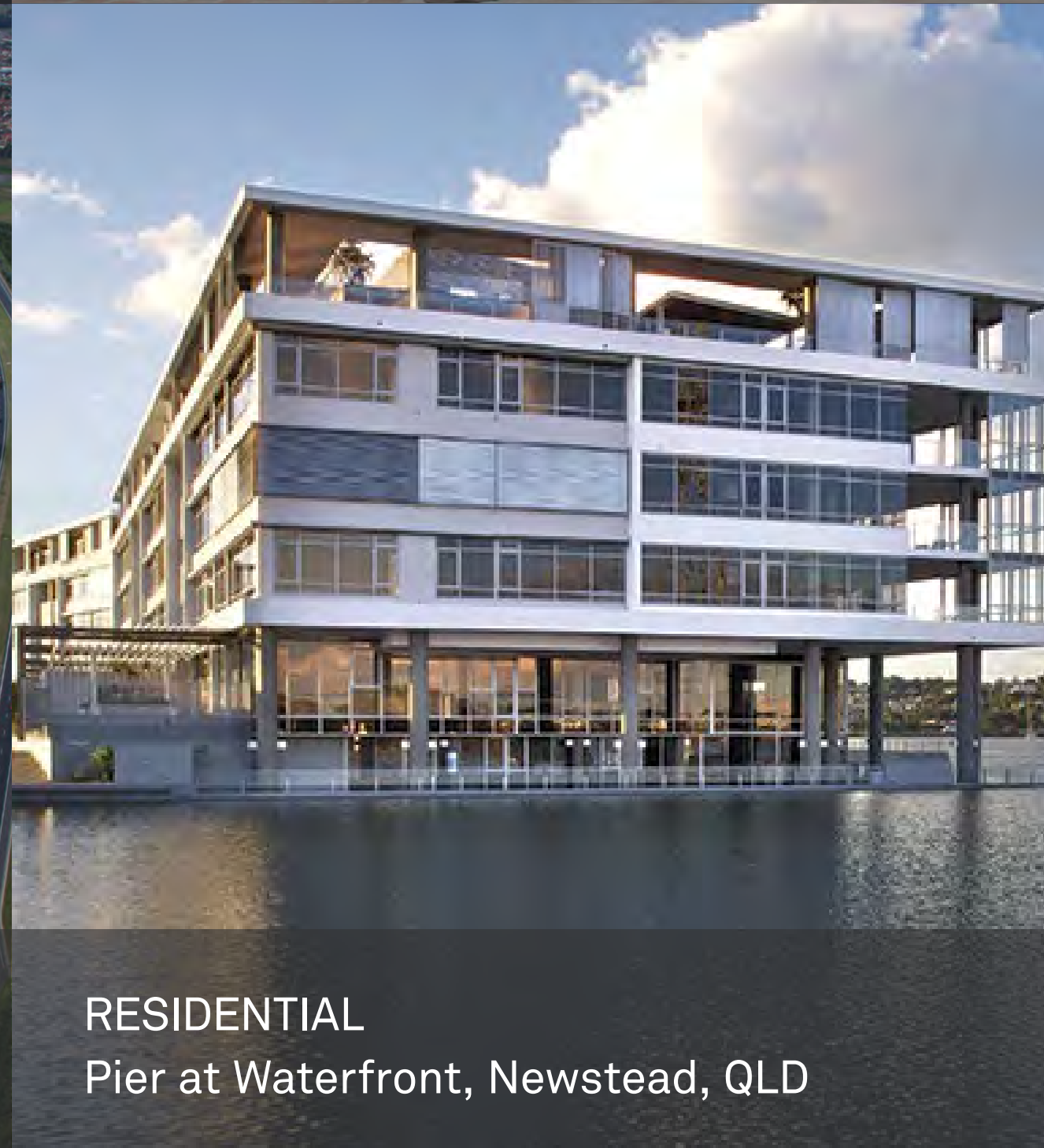
COMMERCIAL
200 George St, NSW



RETAIL
Tramsheds, Forest Lodge, NSW



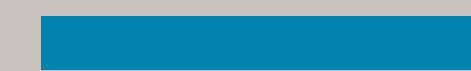
INDUSTRIAL
Hoxton Distribution Park, NSW



RESIDENTIAL
Pier at Waterfront, Newstead, QLD

THE MIRVAC DIFFERENCE

AT MIRVAC OUR VISION IS TO SET THE STANDARD AS A WORLD CLASS AUSTRALIAN PROPERTY GROUP, HARNESSING THE TALENT OF OUR PEOPLE TO DELIVER THE RIGHT PLACE WHEREVER WE DEVELOP AND BUILD.



Mirvac is a leading integrated real estate group listed on the ASX with a market capitalisation in excess of \$75 billion. Established in 1972, Mirvac's development division has projects across Australia including large-scale industrial, commercial, retail and residential developments.

With more than 40 years of experience in property and an unmatched reputation for delivering quality products and service across all of its businesses, Mirvac's name is synonymous with trust, reliability and innovation.

As a fully integrated development company Mirvac has its own design, development, construction, marketing and financial divisions, all working together to achieve a successful outcome. The integrated delivery model enables the sharing of intimate knowledge about a project and promotes speed and flexibility in implementing changes and solving problems.

Our customers are our priority and form an integral part of the project team, at all times kept fully abreast of every aspect of the development.

IMPORTANT NOTICE
The information contained in this document was prepared prior to obtaining final regulatory approval and subject to change. Artist's impressions depicting interiors are meant as a guide only. Whilst all care has been taken in compiling the information and it is believed to be correct, Mirvac Real Estate and their agents do not guarantee or warrant that this information is accurate or complete and disclaims all liability from use of reliance upon this information. All parties are advised that they must rely on their own enquiries. This document is indicative only and is not an offer or contract. Correct as at 21/07/2017. Mirvac Real Estate Pty Ltd ABN 72 001 069 245. Version 1.



To enquire about leasing opportunities, get in touch now.

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