

An aerial photograph of a city skyline. In the foreground, a modern building with a grey roof and red accents is visible. Behind it, a tall building with a blue facade and 'JACOBS' signage stands out. To the right, a curved high-rise with blue balconies is prominent. Further back, a white building with 'PAN PACIFIC' signage is visible. The sky is blue with scattered white clouds. The text 'Durack Centre' and '263 Adelaide Terrace' is overlaid in white on the image.

# Durack Centre

## 263 Adelaide Terrace



Stockland

Durack Centre





# Optus Centre

2 Victoria Avenue



Stockland

Durack Centre





2 Victoria Ave

263 Adelaide Terrace

## Prime positioning

Durack Centre, home of 263 Adelaide Terrace and 2 Victoria Avenue, is perfectly positioned with Langley Park and the Swan River at your fingertips and Perth CBD a stone's throw away.

The properties' addresses benefit from strong connectivity to public transport and Perth's road and freeway network.

At Durack Centre, you will find flexible office solutions in a contemporary A-grade building with high retail and health and wellbeing amenity, connectivity and expansive river views.

Both buildings feature spacious, efficient floor plates, modern end-of-trip facilities, on-site café and gym.



# A-Grade location

## Local amenities:

1. Mclver Train Station
2. Royal Perth Hospital
3. Perth CBD

## Fitness & wellbeing:

4. Victoria Avenue Fitness Centre
5. Wellington Square (Moort-ak Waadiny)
6. Langley Park
7. Queens Gardens

## Childcare:

8. Bilingual By Five
9. Buggles Child Care Brookfield Place
10. Goodstart Early Learning East Perth

## Hotels and accommodation:

11. Pan Pacific Hotel Perth
12. Crowne Plaza
13. Mantra on Hay Perth
14. Duxton Hotel Perth

## Retail and services:

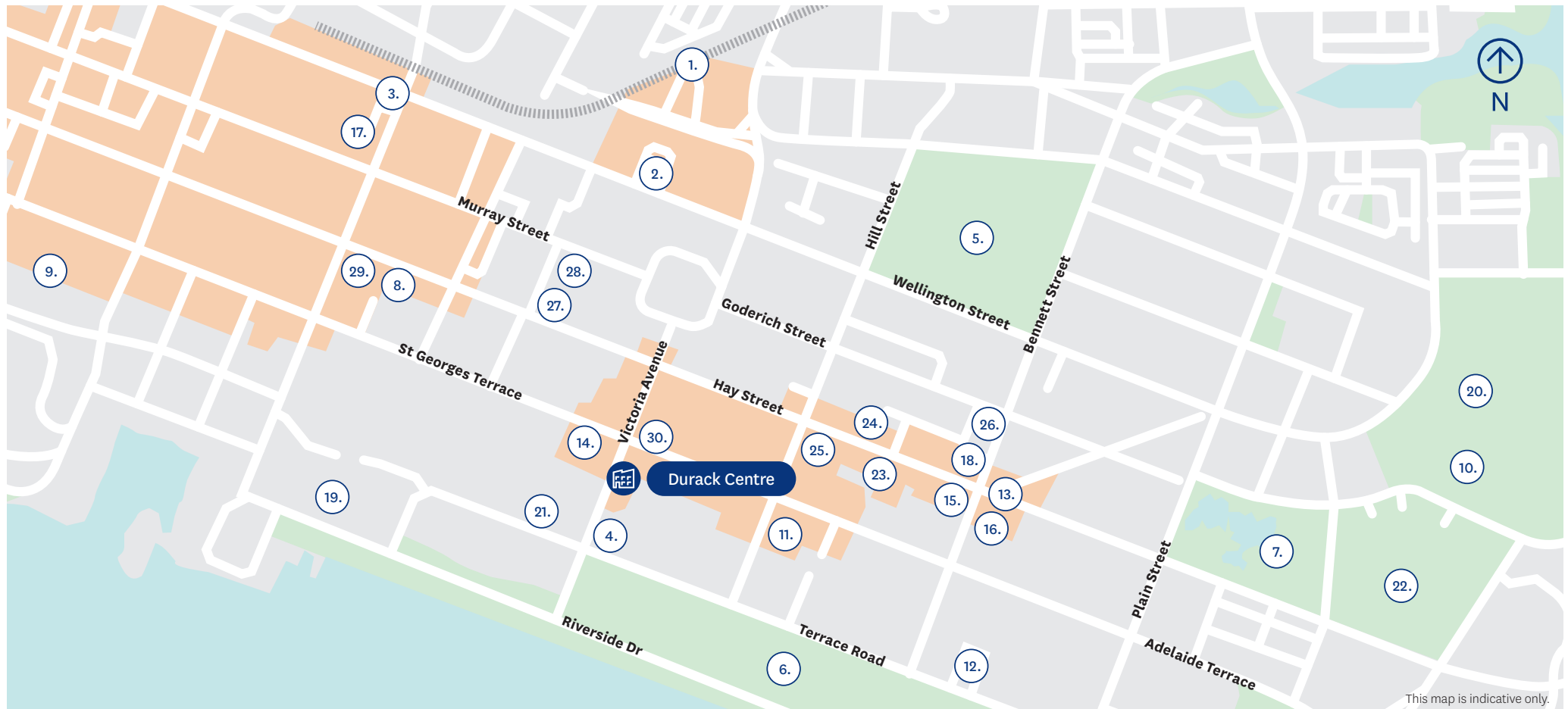
15. Australia Post – East Perth Shop
16. No Birds Bayswater Car Rental
17. Woolworths Murray Street
18. Carlton Fresh

## Experiences:

19. Supreme Court Gardens
20. Gloucester Park
21. Perth Concert Hall
22. Western Australian Cricket Association

## Cafes and restaurants:

23. Caffe Italia
24. Bulgogi BBQ
25. Duotone East Perth
26. Tingkat
27. Hadiqa
28. Garum
29. Petition
30. Public House







Images are indicative only.



# Space to thrive

---

Durack Centre offers open and flexible configurations to suit your needs. Efficient floor plates, open and bright spaces, enjoy natural light flow and expansive views of the Swan River.

[Click here](#) to view the latest availabilities.





# Current availability

At present we have a number of great spaces on offer from 322.30sqm to 1,805sqm\* of existing fit-out and furnished solutions.

## 263 Adelaide Terrace

<b>G</b>	180.00sqm	Available now
<b>3 Suite 2</b>	408.30sqm	Available now
<b>3 Suite 3</b>	512.50sqm	Available now
<b>4 C</b>	322.30sqm	Available now
<b>4 B</b>	607.10sqm	Available now
<b>5</b>	1,327.00sqm	Available now
<b>6</b>	1,327.00sqm	Available now
<b>7</b>	1,321.70sqm	Available from August 2022
<b>8</b>	1,360.00sqm	Available from August 2022
<b>9</b>	1,329.00sqm	Available from August 2022
<b>10</b>	1,327.00sqm	Available from August 2022
<b>11</b>	1,322.30sqm	Available from August 2022

## 2 Victoria Avenue

<b>2</b>	1,805.00sqm	Available now
----------	-------------	---------------

\*As at 10/09/2021.



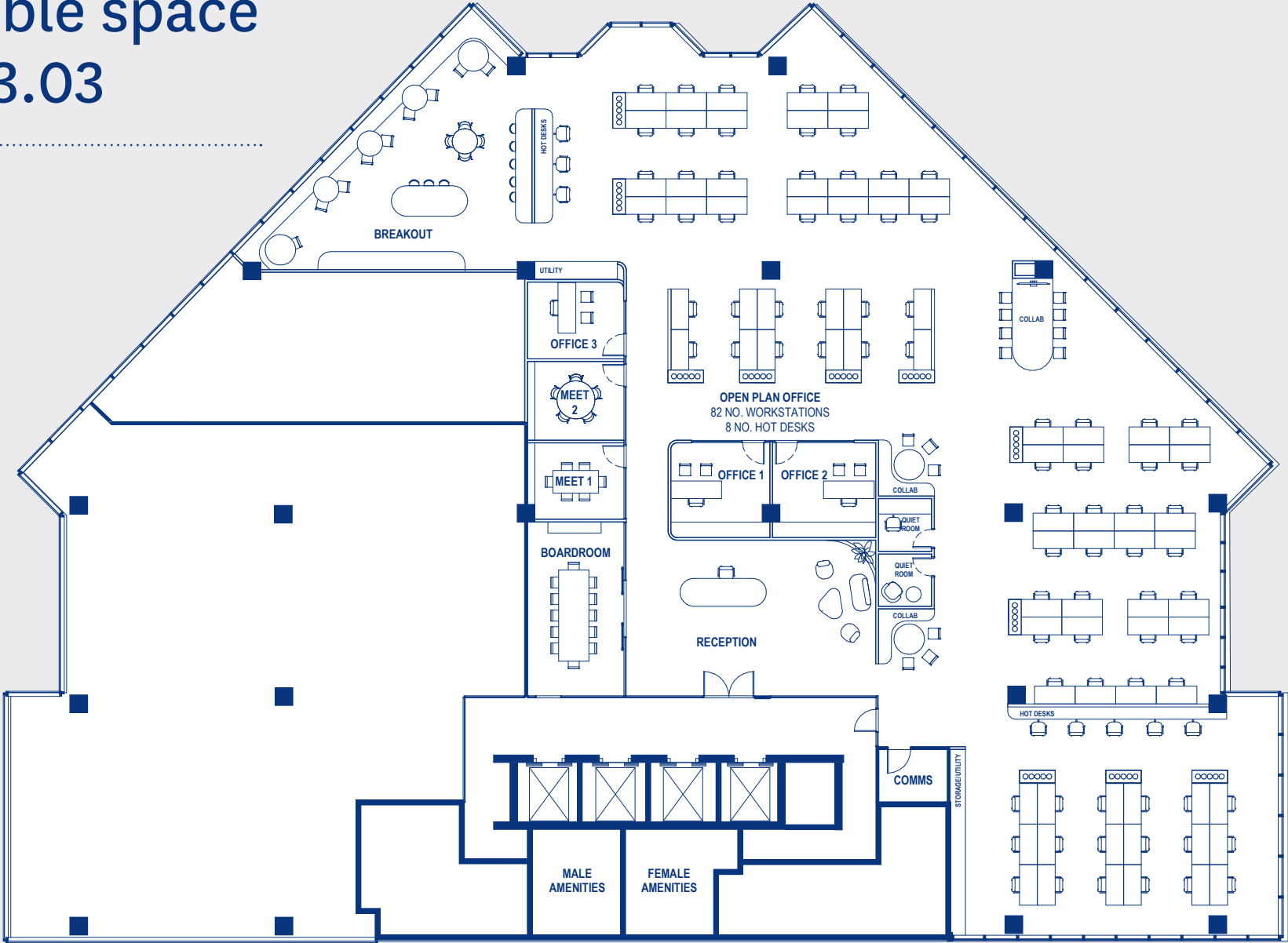


# 263 Adelaide Terrace

## Available space

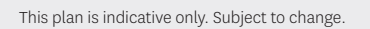
### Suite 3.03

---



This plan is indicative only. Subject to change.





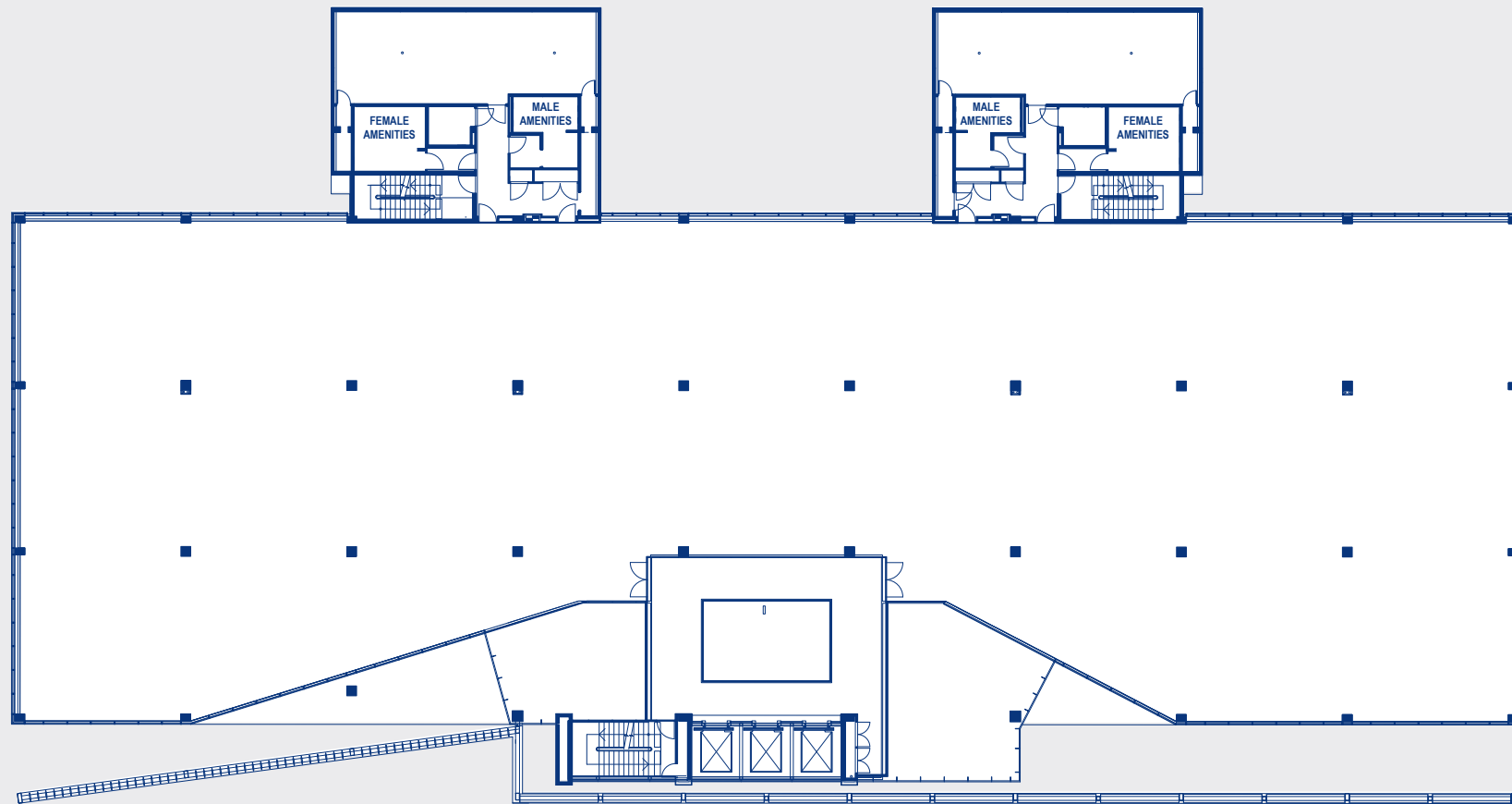


# 2 Victoria Avenue

## Available space

### Level 1

---



This plan is indicative only. Subject to change.



# 263 Adelaide Terrace

## Technical Specifications

### Building Information

- Monday to Friday, 7am–6pm
- Tenant access is available 24/7
- Grade-A PCA building
- 5-star NABERS Energy rating

### Air Conditioning

- Central plant with variable volume centre zone AHUs and constant volume perimeter zone AHUs
- 2 x Tenant condenser water cooling tower systems for Levels 1–7 and 8–13

### Condenser Water Allocation

- 41.6 W/m<sup>2</sup>
- 2.5 L/s per floor

### Fire Protection

- Smoke detection, automatic sprinklers, extinguisher and EWIS
- Hose reels 2 per floor

### Lifts

- 5 lifts with destination control from Ground Floor including one lift that is used as a passenger/goods lift

### Electrical Capacity (Amps/floor)

- 400A

### Backup Power

- Emergency & Exist lighting Test switch, self contained

### Access Control System

- Syrus and Presco Proximity Readers
- Evolution Management System

### Ceiling Heights

- Floor to ceiling – 2.7m (L1 – 13)
- Slab to slab – 3.3m (L1 – 13)

### Fibre Providers

- Telstra, Optus
- NBN ready
- MATV Available

### Parking

- 1:80m<sup>2</sup>





# 2 Victoria Avenue

## Technical Specifications

### Building Information

- Monday to Friday, 7am–6pm
- Tenant access is available 24/7
- Grade-A building
- 4-star NABERS Energy rating

### Air Conditioning

- Central plant with variable volume centre zone AHUs and constant volume perimeter zone AHUs
- 2 x Tenant condenser water cooling tower systems for Levels 1–7 and 8–13

### Condenser Water Allocation

- 15 W/m<sup>2</sup>
- 1.72 L/s per floor

### Fire Protection

- Smoke detection, automatic sprinklers, extinguishers and EWIS
- Hose reels, 2 per floor

### Lifts

- 4 lifts from Ground Floor including one lift that is used as a passenger/goods lift

### Electrical Capacity (Amps/floor)

- 3 phase 400A

### Backup Power

- Generator for base building essential services
- Ability for tenant to install their own generator

### Access Control System

- Insight/Concept 4000

### Ceiling Heights

- Floor to ceiling – 2.7m (L1 – 13)
- Slab to slab – 3.3m (L1 – 13)

### Fibre Providers

- Telstra, Optus
- NBN ready
- MATV available

### Parking

- 1:200m<sup>2</sup>





# Partnering with Stockland

## An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$14.7 billion of real estate assets.\*

We are Australia's largest community creator covering whole of life housing solutions.

We own, manage and develop retail town centres, workplace and logistics assets, residential and retirement living communities.

## Workplace and Logistics

### Owner

The Workplace and Logistics portfolio comprises 39 properties with a gross book value of \$4.7 billion.\* Our properties are strategically positioned in key locations for logistics, infrastructure and employment.

### Developer

Our Development business currently has a \$9.4 billion development pipeline.^ This pipeline is focused on Melbourne, Sydney and Brisbane in core industrial and office markets. Our Development business works closely with both existing and new customers offering a range of opportunities including Land Sales, Pre-lease and Turnkey solutions.

### Asset Manager

Our Asset Management team, consisting of Asset, Property and Facilities Managers, works directly with our customers on all property related matters for leased properties. A high level of customer service is a key focus for this team which helps build commercial relationships and also enables future opportunities to be identified.

### Sustainability

We have over a decade of sustainability leadership credentials from leading global rating agencies.



601 Pacific Highway, St Leonards

\*As at June 2021. Includes WIP & sundry properties of \$0.4bn.

^Stockland's share of expected incremental development spend, including land cost and subject to planning approval. As at June 2021. Forecast value upon completion.

MEMBER OF  
**Dow Jones  
Sustainability Indices**  
In Collaboration with RobecoSAM



**Employer of Choice for  
Gender Equality for 7th year**  
Australia's Workplace Gender  
Equality Agency



**CDP Climate A List**  
Global leader on climate action  
and disclosure



**(GRESB) Green Star Rating**  
Top quintile for 7 years



**For leasing enquiries :**



**James Phelan**

0410 970 354

james.phelan@cbre.com.au

**Colin Gilchrist**

0410 336 241

colin.gilchrist@cbre.com.au

## SHEFFIELD

**Roly Egerton-Warburton**

0420 959 145

roly.ew@sheffieldproperty.com.au

**Mark Clapham**

0409 070 807

mark.clapham@sheffieldproperty.com.au



**Oliver Taylor**

Asset Manager – Workplace

0420 981 433

oliver.taylor@stockland.com.au

**[stockland.com.au/durackcentre](https://stockland.com.au/durackcentre)**

Disclaimer: While every endeavour has been made to ensure the accuracy of the information contained in this document, Stockland Corporation Limited and its related entities (Stockland) give no warranty, guarantee or representation that the information provided is complete, accurate, up to date or suitable for your particular use or transaction. Stockland will not be liable for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of your use of, or reliance on, or interpretation of the information provided in this document. You should seek legal or other professional advice in relation to the information contained in this document. September 2021.



**Stockland** : **Durack Centre**