

19 SCHERGER DRIVE LEASING PROSPECTUS





19 SCHERGER DRIVE BRINGS A NEW STANDARD OF OFFICE BUILDING TO FAIRBAIRN.

Designed by AMC Architecture and built by Capital Property Group, 19 Scherger Drive invites you to seize an incredible opportunity to be a part of Canberra's coveted business address within the Airport precinct.

Nestled in leafy Fairbairn, the location offers a seamless connection to vibrant surroundings with nearby amenities such as charming cafes, fitness facilities, childcare services, and retail shops.



BUILDING SIZE
13,300m²



**CARBON NEUTRAL
IN OPERATION**



**LOCATED WITHIN
FAIRBAIRN**



DYNAMIC OFFERING

Stacked across four levels, the layout of 19 Scherger Drive has been cleverly developed to allow for unparalleled flexibility in how the space is used.

The configuration can be adapted to suit single, dual or multi-tenant layouts. For example, occupy a whole floor, a full wing, or the entire building.

The floorplate boasts numerous opportunities for meeting and collaboration spaces, ideal for group gatherings and teamwork.

Open-plan work areas foster collaboration among individuals and teams, creating an environment where productivity and creativity can thrive.



THREE LEVEL ATRIUM
TO ENTRY FOYER



CENTRALISED
CORPORATE LOBBY AREAS
ON EACH FLOOR



FLEXIBLE FLOORPLATE
OPTIONS



VARIETY OF
MEETING SPACES



SUSTAINABILITY AND INNOVATION

19 Scherger Drive continues to deliver an ongoing commitment to sustainability and innovation across the Airport Business Parks.

The building integrates cutting edge design with eco-friendly features, such as achieving carbon neutrality by being 100% electric as well as a 99kW solar PV array.



100% ELECTRIC
BUILDING



CARBON NEUTRAL
IN OPERATION



99KW
PV SYSTEM



TARGETING 5.5 STAR
NABERS ENERGY RATING



FAIRBAIRN AMENITY

The Airport Business Parks have been designed with a focus on delivering a high level of amenity anchored by architectural and sustainable design.

This includes a brand new end-of-trip facility located on the ground floor of 19 Scherger Drive allowing for active travel. The facility features showers, lockers and saunas.

In addition to the building end-of-trip facilities, a secure bicycle storage facility with repair and water refill stations is located adjacent to the building. Fairbairn provides bicycle lanes that have been integrated into bicycle paths which weave over Canberra.



DEDICATED
END-OF-TRIP FACILITIES



2,700 FAIRBAIRN PRECINCT
PARKING BAYS



BBQ FACILITIES



FOOD AND BEVERAGE
OFFERINGS



PLAYING FIELDS



TENNIS COURTS



6 MINUTE DRIVE TO
THE CANBERRA
AIRPORT TERMINAL

FAIRBAIRN

- 19 SCHERGER DRIVE

● BUILDINGS

● RETAIL AND SERVICES

● RESIDENCES
- BARBEQUE FACILITIES

● SPORT FACILITIES

● CONFERENCE MEETING FACILITIES

● BIKE RACK
- PLACES TO EAT

● PARKING





SOCIAL HUB

Fairbairn is positioned within the Airport Business Parks. Here, individuals and businesses can create, collaborate and network.

Located within a short walk of 19 Scherger Drive, you'll find a number of buzzing cafes and pop-up events. Plus, become a part of the broader Airport Business Parks community with seasonal community markets and social gatherings.



CONFERENCE FACILITIES



4.5 STAR VIBE HOTEL



35+ CAFES AND DINING
OPTIONS ACROSS
THE PRECINCTS



90+ OUTLETS, RETAIL,
AND SERVICES AROUND
CANBERRA AIRPORT



286 CHILDCARE PLACES



REGULAR MARKETS,
SOCIAL FUNCTIONS,
AND POP UP EVENTS



SPORTING FACILITIES



ACTIVE LIVING

Across the Airport Business Parks there is an array of facilities available to support an active lifestyle.

Indoor and outdoor spaces are seamlessly merged to create a sense of community, redefining the concept of work-life balance.



SECURE BICYCLE FACILITIES



PREMIUM END-OF-TRIP FACILITIES



GYM AND WELLNESS CENTRE



SWIMMING POOL



PLAYING FIELDS



TENNIS COURTS



TABLE TENNIS



BASKETBALL COURT



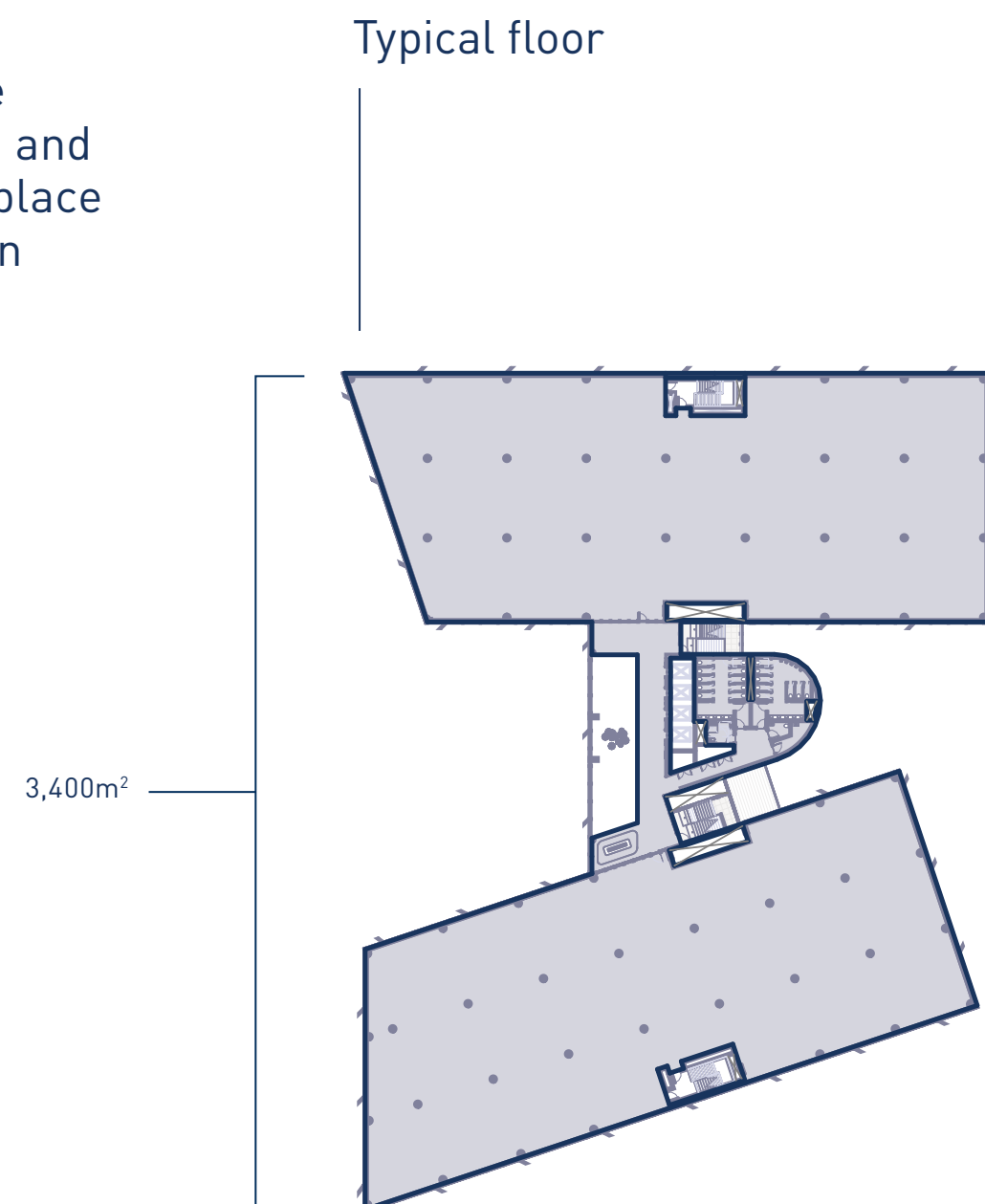
VOLLEYBALL COURTS



SPORTING EVENTS

INDUSTRY LEADING DESIGN

Each level at 19 Scherger Drive provides versatile and sustainable workplace solutions based on industry leading design principles.



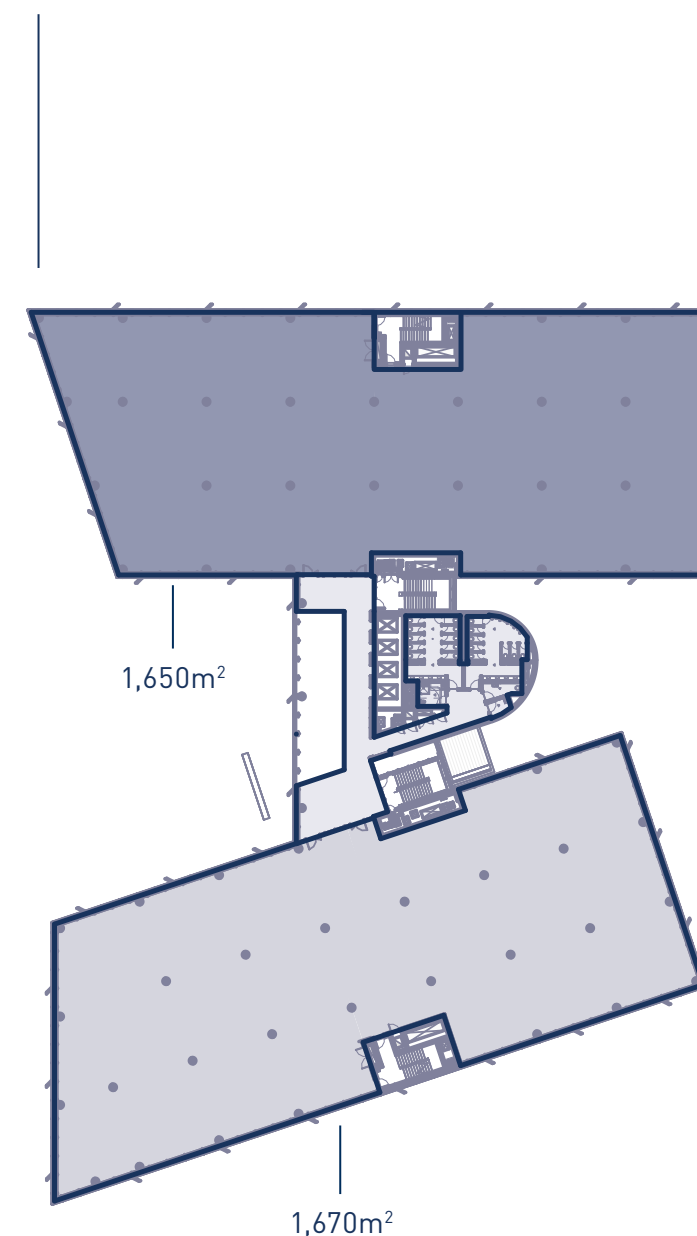
Atrium hub support

Ability to support activated hub spaces and bump zones designed around a central atrium.

Efficient workspace layout

The building grid allows for the efficient layout of open plan work spaces with a centralised area for built zone.

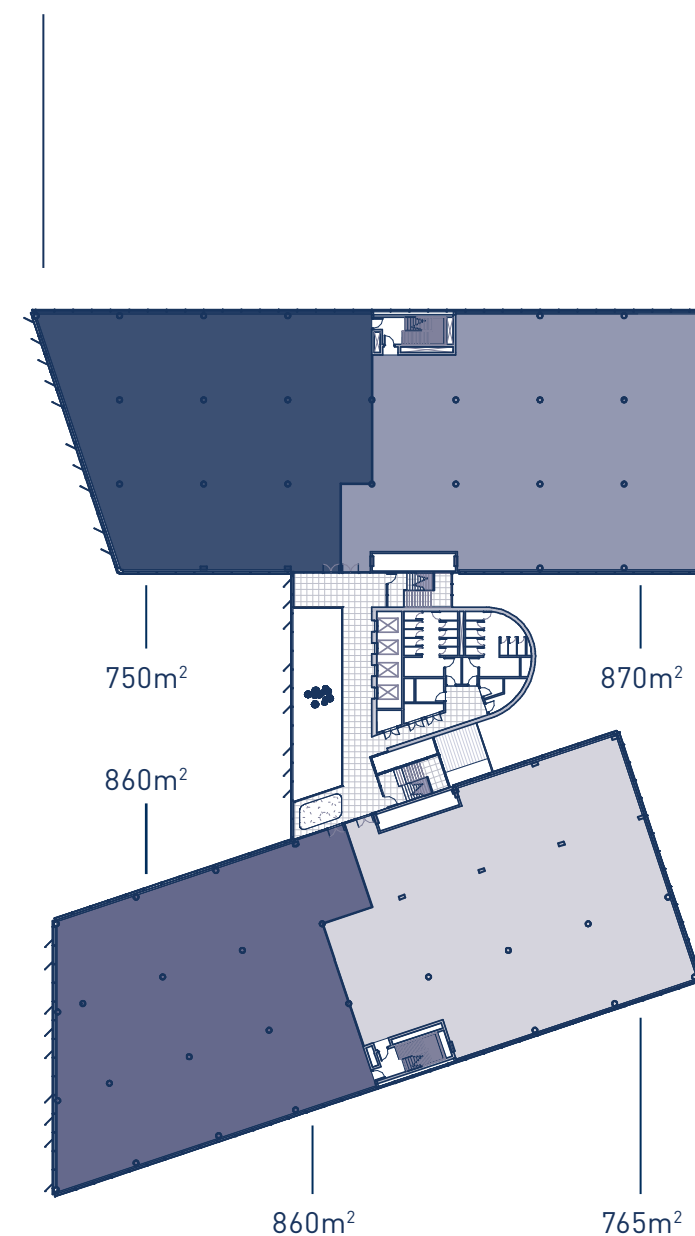
Typical wing



Optimised natural light

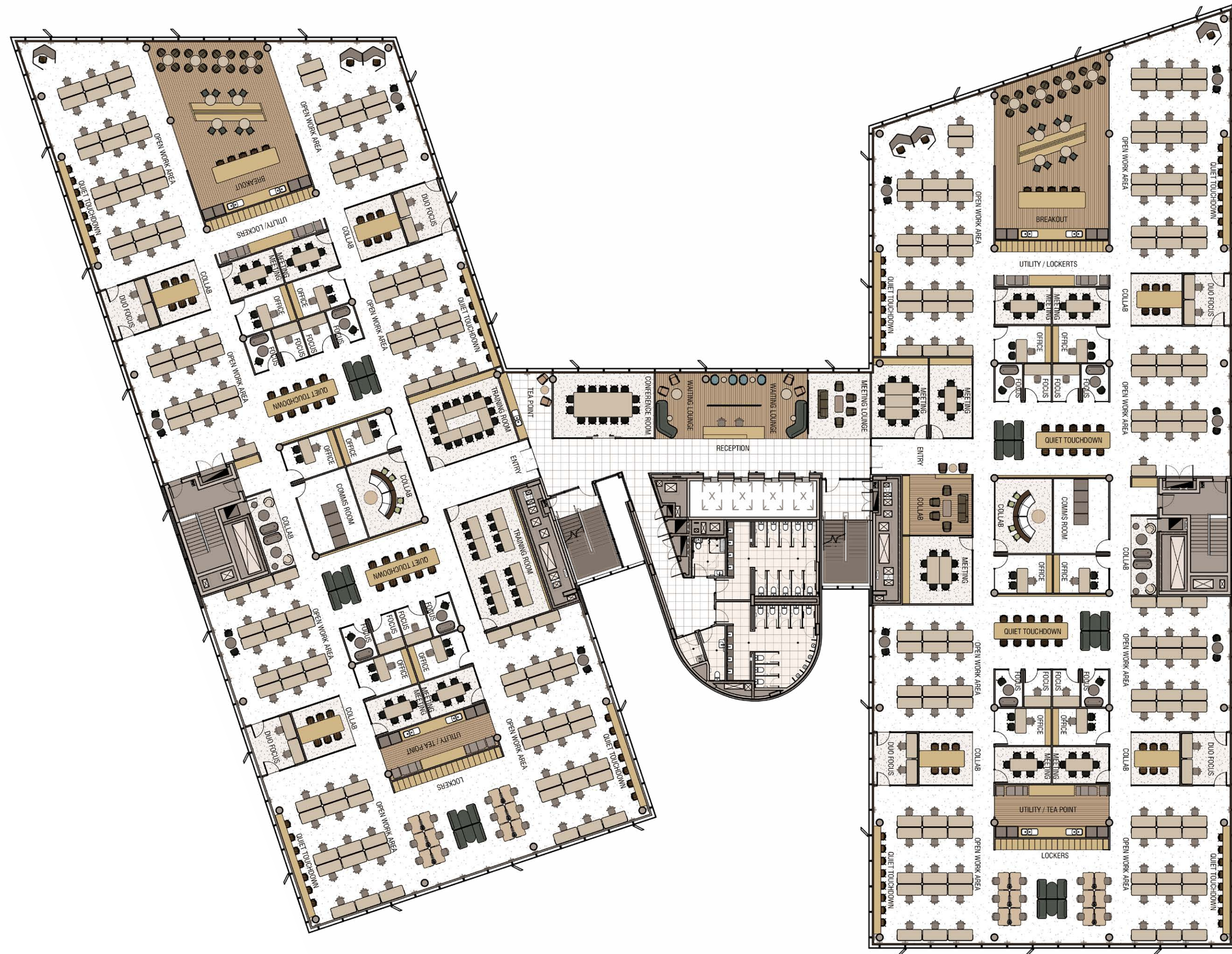
With the extent of glazing the floors have access to great natural light, while façade extrusions deflect glare.

Typical multi tenant



Flexible space efficiency

Efficient floorplans maximise useable space allowing for freedom of design for a modern and agile workplace.



Workstations	237
Offices	12
Work pods	6
6 Pax meeting	9
8 Pax meeting	1
10 Pax meeting	1
Conference	1
Training rooms	2
Meeting lounge	1
Collab	11
Focus rooms	22
Quiet touchdown	12
Breakout	2
Tea point	3
Utility	4
Reception / waiting lounge	1
Comms room	2
Density	1:12.5

STACKING PLANS



HERE TO HELP

Property management

Capital Property Group is recognised for our absolute commitment to tenant service. Our ability to offer onsite, personal in-house property management is a significant advantage to our tenants. We are able to provide quick and high-quality service by delivering 24-hour access to property operation professionals across a wide range of disciplines including mechanical, hydraulic, and electrical services.

Outstanding property management doesn't stop at the office door. It extends to the grounds and car parks. In addition to dedicated caretakers patrolling the precincts to ensure the gardens, buildings and surrounds are maintained to a level of excellence, each tenant has a dedicated Property and Tenant Coordinator to keep their office up to date with building activities and information.

One developer, one landlord, one manager

We offer the ability to deal with the same team throughout the delivery and operations phase. This is a unique arrangement, and we guarantee it will result in a superior quality and service to alternate landlords, who often outsource their property management to third party providers. A key differentiation to other landlords is the unprecedented level of customer service we provide to all our tenants.

 24-HOUR ACCESS TO PROPERTY OPERATIONS

 DEDICATED CARETAKER PATROLS

 ONSITE MANAGEMENT



PARTNERSHIP



Capital Property Group is the team behind Canberra Airport and Business Parks, Denman Prospect and Constitution Place. We're passionate about Canberra and continue to make it Australia's most vibrant, liveable city.

Our origins began in commercial office development, and for over 27 years, we have developed over 380,000m² of A-Grade office space across Canberra.

The opportunity at 19 Scherger Drive harnesses our longstanding experience with award-winning precinct design skills and achieves our ongoing commitment to excellence.



AMC is a Canberra-based architectural and interior design practice delivering high quality design services for clients locally, nationally and internationally.

Founding Directors Alastair MacCallum and David Cook established the company with the specific aim of providing a more personalised, higher level of service to clients and this remains core to the business.

Since 2000, AMC has enjoyed continued success and growth with a team of 30+ professional staff delivering a broad range of projects in the Canberra region and for Commonwealth clients throughout Australia and overseas.

The guiding principle of achieving a balance between innovative design and the commercial imperative, underpinned by skillful management and a practical approach remains the cornerstone of AMC's success.

AMC aspires to create enduring buildings and interior environments for our clients through our absolute commitment to innovative design underpinned by our ability to listen, decades of experience across a broad range of building typologies and a practical mindset.

AMC's Directors pride themselves on being involved with every project in the practice – this is our guarantee to clients of our commitment to the highest quality of service and a successful outcome for their project.

Erika Stone

0402 931 715
e.stone@canberraairport.com.au

Samuel Gibson

0408 916 668
s.gibson@canberraairport.com.au



Disclaimer: Whilst all care has been taken for errors or omissions, details may be subject to change without notice. The content of this brochure was produced prior to finalisation of design and construction of 19 Scherger Drive. The information contained in this brochure is preliminary and subject to change without notice. Any dimensions and areas shown are approximate and subject to survey completion. Prospective tenants are advised that they must rely on their own enquiries and should seek further information and obtain appropriate expert advice. Artwork, plans and images are indicative only and are not to be relied upon as a definitive reference. Capital Property Group and Capital Airport Group Pty Ltd will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these documents.

