

FOR LEASE

101
MAGILL



A LANDMARK COMMERCIAL ADDRESS ON
ADELAIDE'S PREMIER INNER-EASTERN CORRIDOR





A New Benchmark for Office Accommodation on Magill Road.



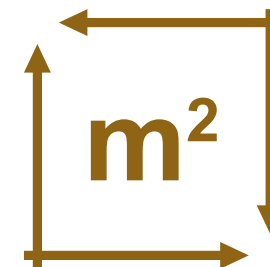
Secure a landmark address on one of Adelaide's premier commercial arterials.

101 Magill Road is a landmark new commercial development positioned on one of Adelaide's busiest and most recognisable inner-eastern arterial roads. Designed to deliver a premium tenant experience across approximately 2,000 sqm of net lettable area, the building combines striking architecture, abundant natural light, and a rare offering of 60 secured car parks - a parking ratio seldom matched in the inner-metro office market.

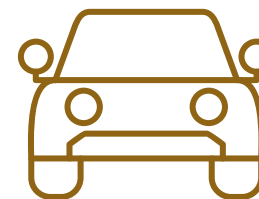
Whether occupying a single floor or the entire building, tenants will benefit from an address that delivers exceptional exposure, accessibility, and amenity, just minutes from the Adelaide CBD.

Key Marketing Points

- Premium new-build commercial office building on Magill Road, Stepney - a high-exposure arterial corridor connecting the Adelaide CBD to the eastern suburbs
- Approximately 2,000 sqm of net lettable area, available as a whole building or split by floor to suit tenant requirements
- 60 secured car parks - an exceptional ratio of approximately 1 space per 30 sqm NLA, rare for an inner-metro office asset
- Full-height glazing delivers exceptional natural light and street presence across all levels
- Striking contemporary architecture with vertical battened facade, establishing a distinctive corporate identity for naming-rights tenants
- Landscaped frontage and green wall treatment to the ground floor, softening the streetscape and enhancing arrival experience
- Flexible floorplates suited to corporate office, professional services, medical/allied health, or showroom-style uses (STCA)
- Prominent building signage and naming opportunity available to a major or whole-building tenant
- Positioned within the established Magill Road commercial precinct, surrounded by amenity including cafes, restaurants, and retail
- Excellent connectivity - direct arterial access to the CBD, O-Bahn corridor, and eastern suburbs via Magill Road and Payneham Road
- Currently under construction - early engagement allows tenants to influence fitout and floorplate configuration
- Rare opportunity to secure a landmark address and corporate signage exposure on one of Adelaide's premier commercial arterials
- Expected delivery in Quarter 1, 2028



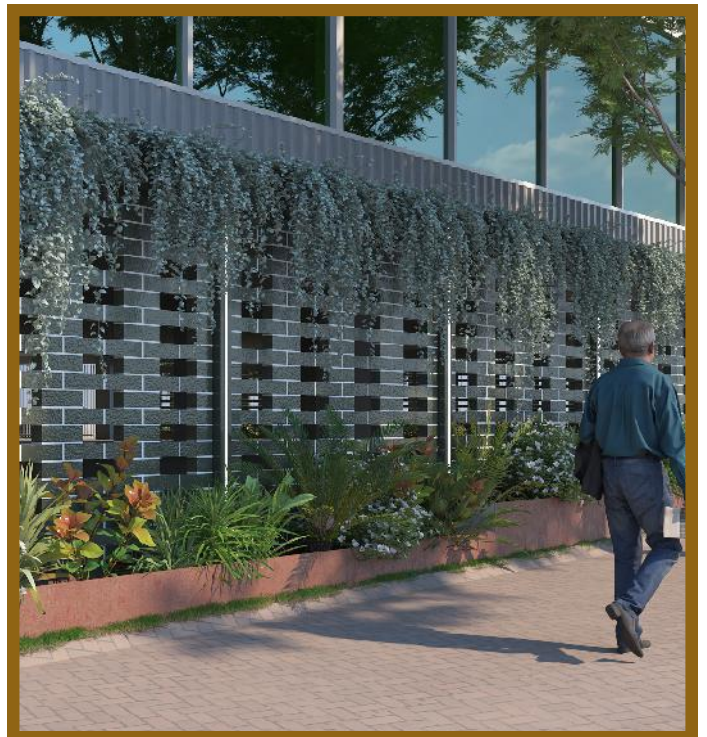
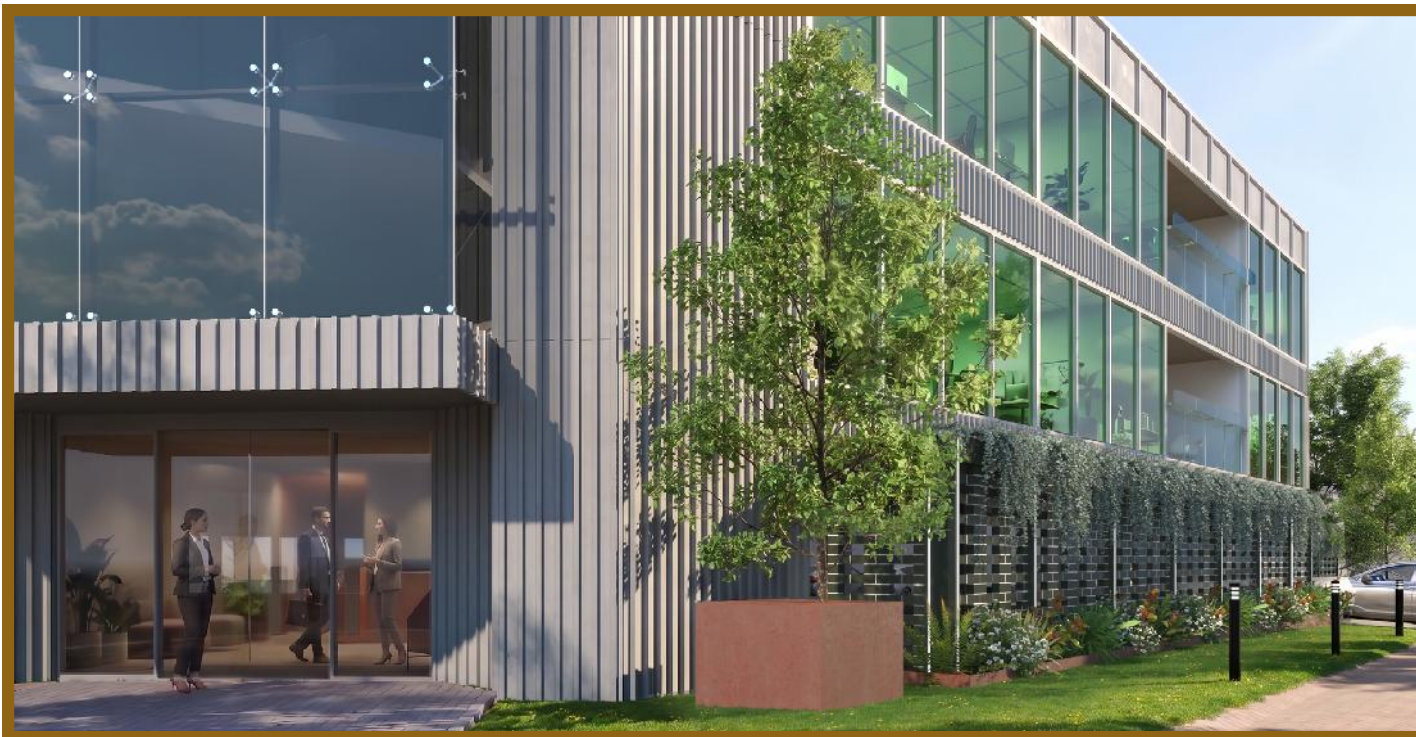
500-2000m² Net Lettable Areas



60 secured car parks



Suited to professional services, corporate.



An elevated
office experience
in Adelaide's
inner-east.



The Building

Rising three levels above a landscaped ground floor, 101 Magill Road has been designed to make an immediate architectural statement on the Magill Road streetscape. A vertical batten facade wraps the building's southern face, while expansive curtain-wall glazing to the northern and eastern elevations floods each floor with natural light.

A full-height glazed atrium anchors the building's entry, creating a memorable arrival sequence and an opportunity for a feature lobby installation or tenant branding. At ground level, a green wall and landscaped planting soften the building's base and set it apart from more utilitarian stock typically found along this corridor.

Key Property Details

Address	101 Magill Road, Stepney SA 5069
Net Lettable Area	Approximately 2,000 sqm
Building Form	Three-level contemporary commercial building over ground level parking
Car Parking	60 secured car parks
Leasing Configuration	Available as a whole building or by floor (flexible to tenant requirements)
Façade	Full-height glazing with vertical batten cladding
Frontage	Direct frontage and exposure to Magill Road
Signage	Prominent building identification / naming rights available
Status	Expected delivery Quarter 1, 2028
Rental / Outgoings	Contact Agent
Lease Term	Negotiable to suit tenant requirements



Magill Road Precinct

Stepney sits within Adelaide's tightly held inner-eastern suburbs, immediately bordering the CBD fringe and benefitting from outstanding arterial road access. Magill Road is one of the busiest and most visible commercial corridors in metropolitan Adelaide, carrying significant daily traffic volumes between the city and the eastern suburbs, providing exceptional exposure for any business operating from 101 Magill Road.

The surrounding precinct has matured into a popular mixed commercial strip, home to a growing collection of cafes, restaurants, showrooms, and professional offices. This combination of strong passing trade, established amenity, and proximity to the CBD makes Stepney an increasingly sought-after address for businesses seeking visibility without a CBD price point.

Connectivity & Surrounding Amenity

- Approximately 3km from the Adelaide CBD via Magill Road / Rundle Street
- Direct access to the O-Bahn Busway corridor and Payneham Road, linking to the eastern suburbs and North-East Road
- Walking distance to cafes, restaurants, and retail amenity along Magill Road and The Parade, Norwood
- Close to Norwood Parade precinct, one of Adelaide's premier retail and hospitality strips
- Surrounded by an established and growing commercial and showroom precinct
- Excellent public transport access via Adelaide Metro bus services along Magill Road





Adelaide CBD/Rundle St
3km (approx.)

Adelaide Oval

North Adelaide
5km (approx.)

Aldi, Norwood

Kingpin

Republic Hotel, Norwood

101
MAGILL

OSMOND TERRACE

MAGILL ROAD

NELSON STREET

MAGILL ROAD

Parade Central

Como Shopping
Centre/Coles

PRESCOTT TERRACE

THE PARADE

THE PARADE

Norwood Oval

OSMOND TERRACE



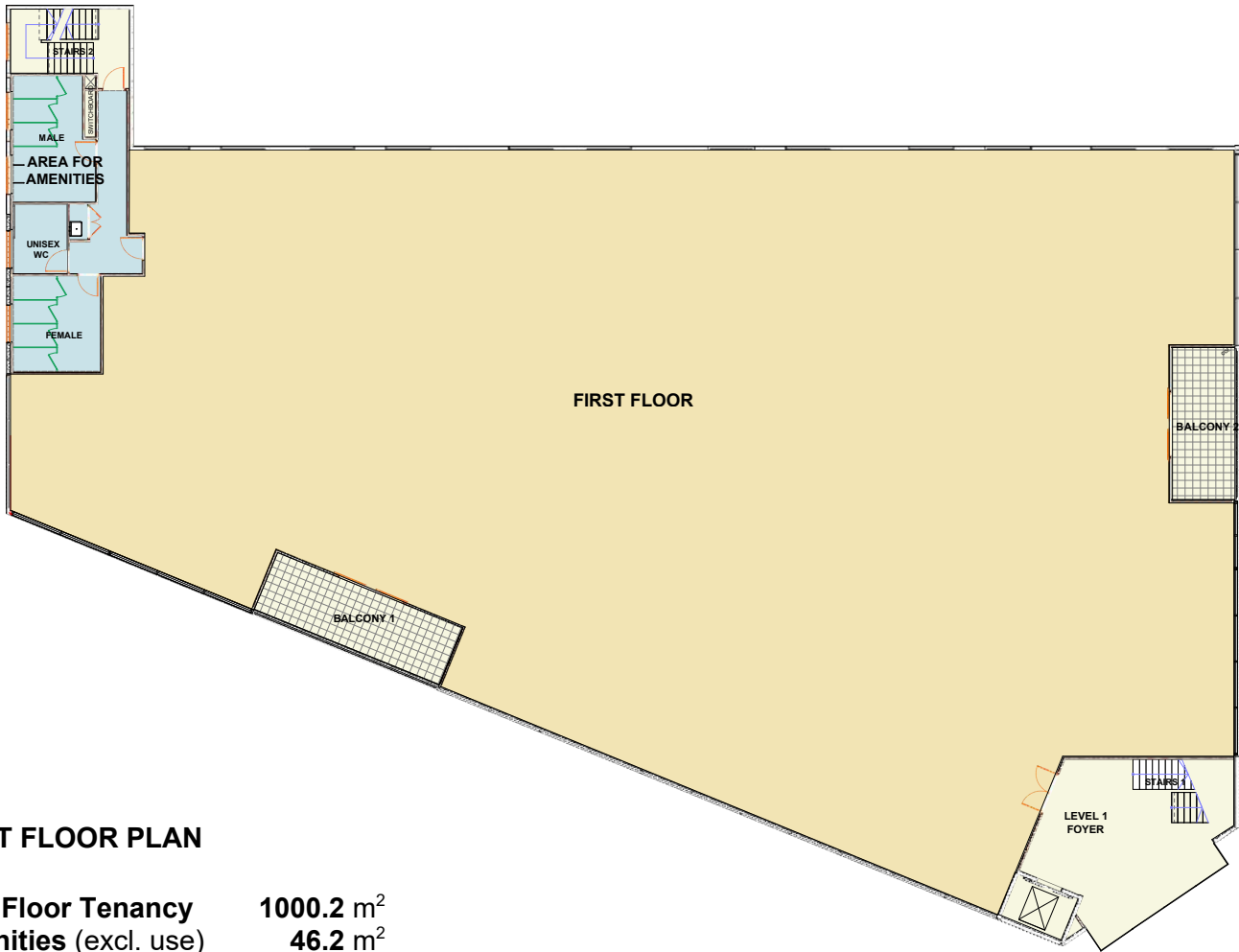
MAGILL ROAD

NELSON STREET

MAGILL ROAD

MAGILL ROAD

First Floor

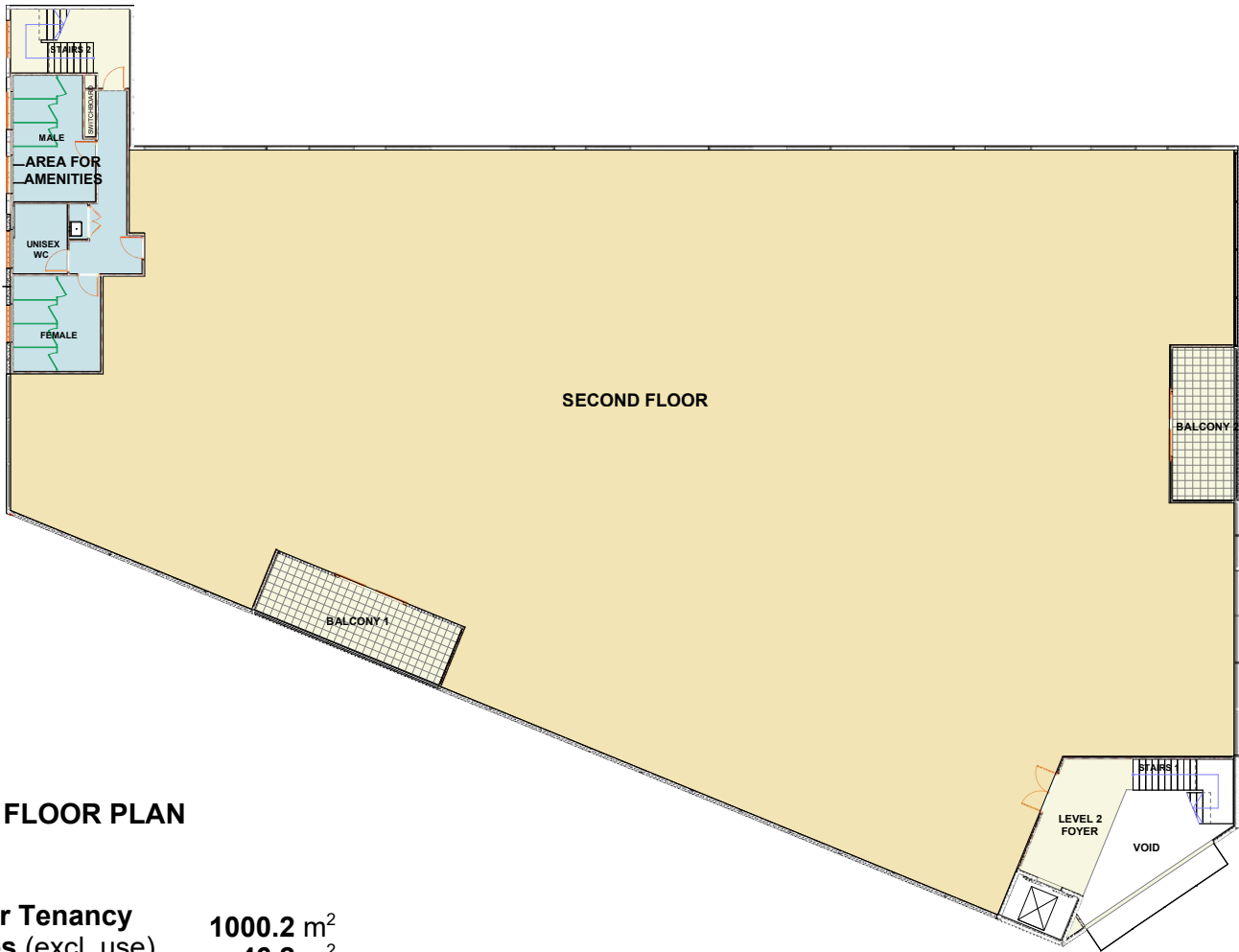


FIRST FLOOR PLAN

First Floor Tenancy	1000.2 m ²
Amenities (excl. use)	46.2 m ²
Total NLA	1046.4 m ²
Balcony 1	18.8 m ²
Balcony 2	14.6 m ²



Second Floor



SECOND FLOOR PLAN

2nd Floor Tenancy	1000.2 m ²
Amenities (excl. use)	46.2 m ²
Total NLA	1046.4 m ²
Balcony 1	18.8m ²
Balcony 2	14.6m ²



Car Park



GROUND FLOOR CARPARK PLAN



Leasing enquiries

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**Adelaide
Commercial**

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DISCLAIMER

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given and interested parties must rely on their own enquiries.

Belle Property Commercial Adelaide RLA 287133 and Adelaide Commercial Real Estate RLA 237832. *All measurements are approximates only.