



THE
GARDEN
OFFICE PARK

LEASING OPPORTUNITIES
NOVEMBER 2023



THE GARDEN OFFICE
PARK OCCUPIES A
GATEWAY POSITION
WITHIN THE HERDSMAN
BUSINESS PRECINCT.

CLICK BELOW TO FIND OUT MORE

MARKET LEASING
INCENTIVES APPLY



OPPORTUNITIES

BUILDING	LEVEL	AREA (SQM)	ASKING RENT	OUTGOINGS	AVAILABILITY	FIT OUT
Building A	G	189	\$395/sqm	\$156.82/sqm	September 2023	Exisiting fitted space
Building A	G	286	\$395/sqm	\$156.82/sqm	September 2023	Exisiting fitted space
Building A	1	387.9	\$395/sqm	\$156.82/sqm	June 2024	Exisiting fitted space
Building C	G	186	\$395/sqm	\$171.67/sqm	Immediate	Exisiting fitted space
Building E	2	450-919.8	\$395/sqm	\$176.44/sqm	Immediate	Brand new fitouts

[VIEW PLAN](#)

*Tenancy Cleaning NOT included in Variable Outgoings - Currently \$16.10/sqm pa
Car parking rates from \$165 + GST per bay per month.*



ABOUT THE GARDEN OFFICE PARK

THE GARDEN OFFICE PARK IS PERTH'S ONLY GENUINE OFFICE PARK SET ON 2.1 HECTARES OF LAND OFFERING AN UNPRECEDENTED ARRAY OF TENANT FACILITIES.

The Garden Office Park offers amenity, affordability and an attractive location for corporate tenants and their staff. The grounds are extensively landscaped with picturesque gardens surrounding a relaxing watercourse, fountain and pond. The public space ambiance and calibre of the international and nationally based tenancy profile is second to none.

This outstanding development currently comprises five separate buildings providing some 17,000 square metres of A grade office accommodation.

BUILDING	LEVELS	TOTAL AREA
Building A	2	1,942.3sqm
Building B	2	2,307.7sqm
Building C	5	5,907.7sqm
Building D	4	4,855.0sqm
Building E	2	1,785.6sqm
Total		16,798.3sqm

All quoted areas are approximate.

ACCESS & EXPOSURE

THE GARDEN OFFICE PARK IS LOCATED CLOSE TO THE MITCHELL FREEWAY, 400 METERS FROM GLENDALOUGH TRAIN STATION AND IS ONLY A 11 MIN DRIVE FROM PERTH CBD, WEST PERTH AND SUBIACO.

The complex has three street frontages to Scarborough Beach Road, Harborne Street and Walters Drive.

LOCATION & EXPOSURE

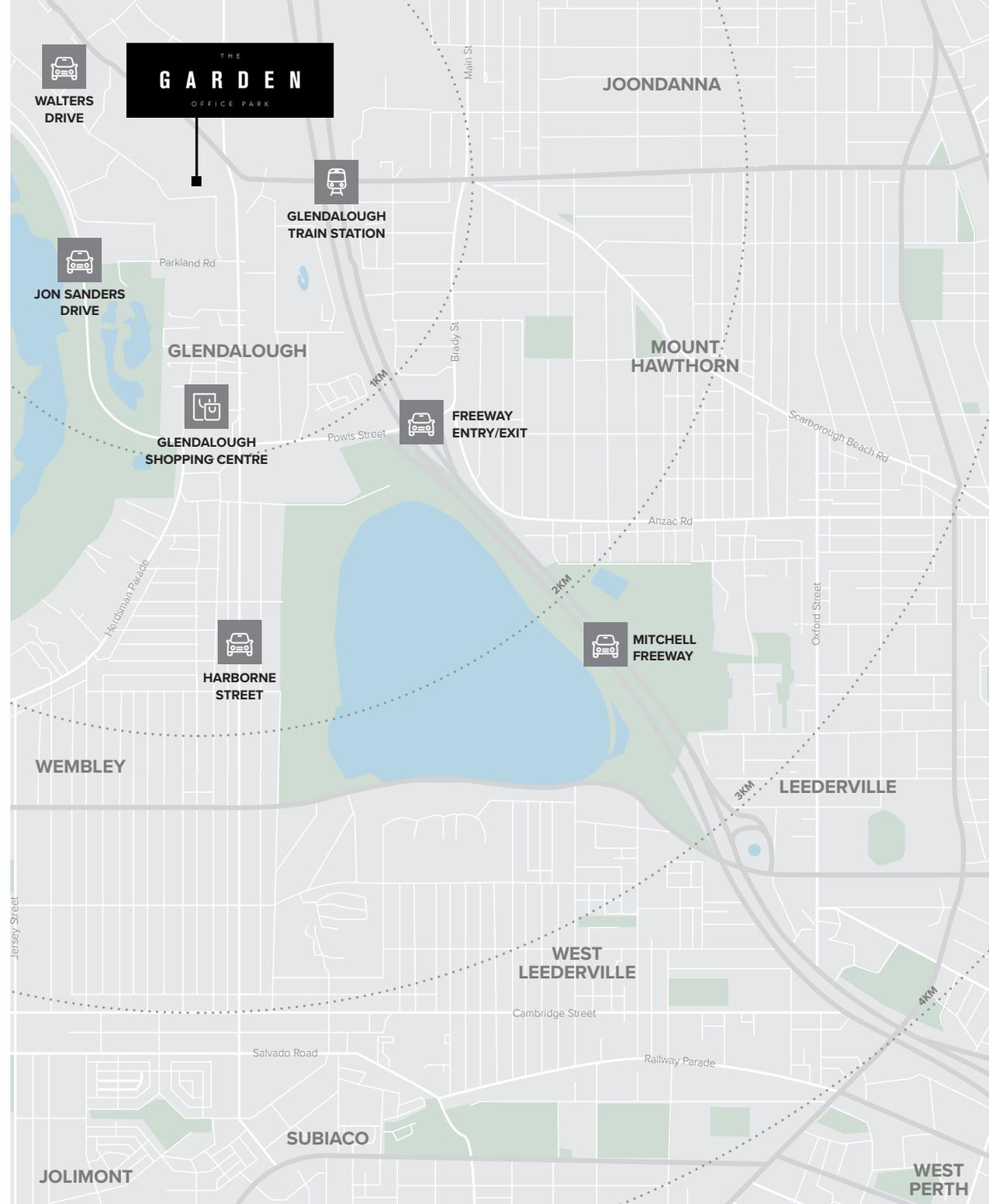
The Garden Office Park is located in the highly sought-after Herdsman Business Precinct, close to the Mitchell Freeway affording convenient access both north and south of the river. The Mitchell Freeway on ramps linking with the Graham Farmer and Kwinana Freeway are easily accessible and the Park is a hassle free 6.5 kilometres to West Perth, Subiaco and the Perth CBD.

TRANSPORT

Located an easy walking distance of 400 metres from the Glendalough Train Station, The Garden Office Park is serviced regularly by a high frequency shuttle bus and is on the main bus transport route via Scarborough Beach Road and Harborne Street from the northern, western and eastern suburbs.

SIGNAGE OPPORTUNITIES

Excellent signage opportunities are available with exposure to an average of over 25,000 cars passing Scarborough Beach Road per day.



FIRST CLASS FACILITIES

THE GARDEN OFFICE PARK OFFERS AN UNPRECEDENTED ARRAY OF TENANT FACILITIES INCLUDING:



MANAGEMENT

Full time on-site management team available.



SECURITY

Building security access control system with CCTV recording and after hours mobile security officer patrols.



PARKING

Open

\$165.00 per car bay per calendar month plus GST.

Undercover

\$199.50 per car bay per calendar month plus GST;

Car parking in the Herdsman Business Precinct is currently FBT exempt. The Garden Office Park offers two hours free visitor and client undercover parking. Visitor and tenant parking for approximately 671 vehicles is provided onsite



HELP DESK

24/7, seven days a week Help Desk service.



CONFERENCE FACILITIES

The fully equipped Conference Centre can accommodate up to 50 people and can be configured to meet individual requirements.



ALFRESCO CAFE THE OTHER OFFICE

The licensed Alfresco poolside cafe, open Monday to Friday from 7.00am to 4.00pm, offers a range of dine-in or take away services, boardroom and conference centre catering, seating 30 indoors and 50 in the alfresco area.



WELLNESS & AMENITIES

THE GARDEN OFFICE PARK OFFERS A PERFECT BLEND OF AMENITIES TO SUIT BUSINESSES WITH A FOCUS ON WELLNESS FOR THEIR EMPLOYEES:



TENANT GYMNASIUM

The air-conditioned Gymnasium is available to all tenants 24 hours a day, 7 days a week. With full shower and locker facilities it offers a full range of modern equipment that will complement anyone's workout regime.



SWIMMING POOL

The 20-metre swimming pool is a unique feature in the Park and offers tenants a relaxing and perfect place to unwind with workmates, a peaceful escape from their day-to-day routine, undertake an exercise program or stage a social sundowner.



COVID ENVIROMENT

With its open gardens, campus style offices, multiple entry points and wellness offerings, The Garden Office Park has positioned itself as Western Australia's premier office park when it comes to keeping COVID safe.



TENNIS COURT

The fully lit tennis court provides tenants with an opportunity to practice a game or enjoy a social break from the office and can be booked for after-hours use.



END OF TRIP

Modern end of trip facility providing security access controlled parking for 41 bicycles plus 44 secure rider lockers and a bicycle service bay.



GARDENS

Beautifully landscaped gardens with free to use bean bags offering a relaxing setting for lunch breaks.



BUILDING A
SUITE A
FLOOR PLANS
 GROUND
 189 SQM

BUILDING A
SUITE B
FLOOR PLANS
 GROUND
 286 SQM



SUITE A

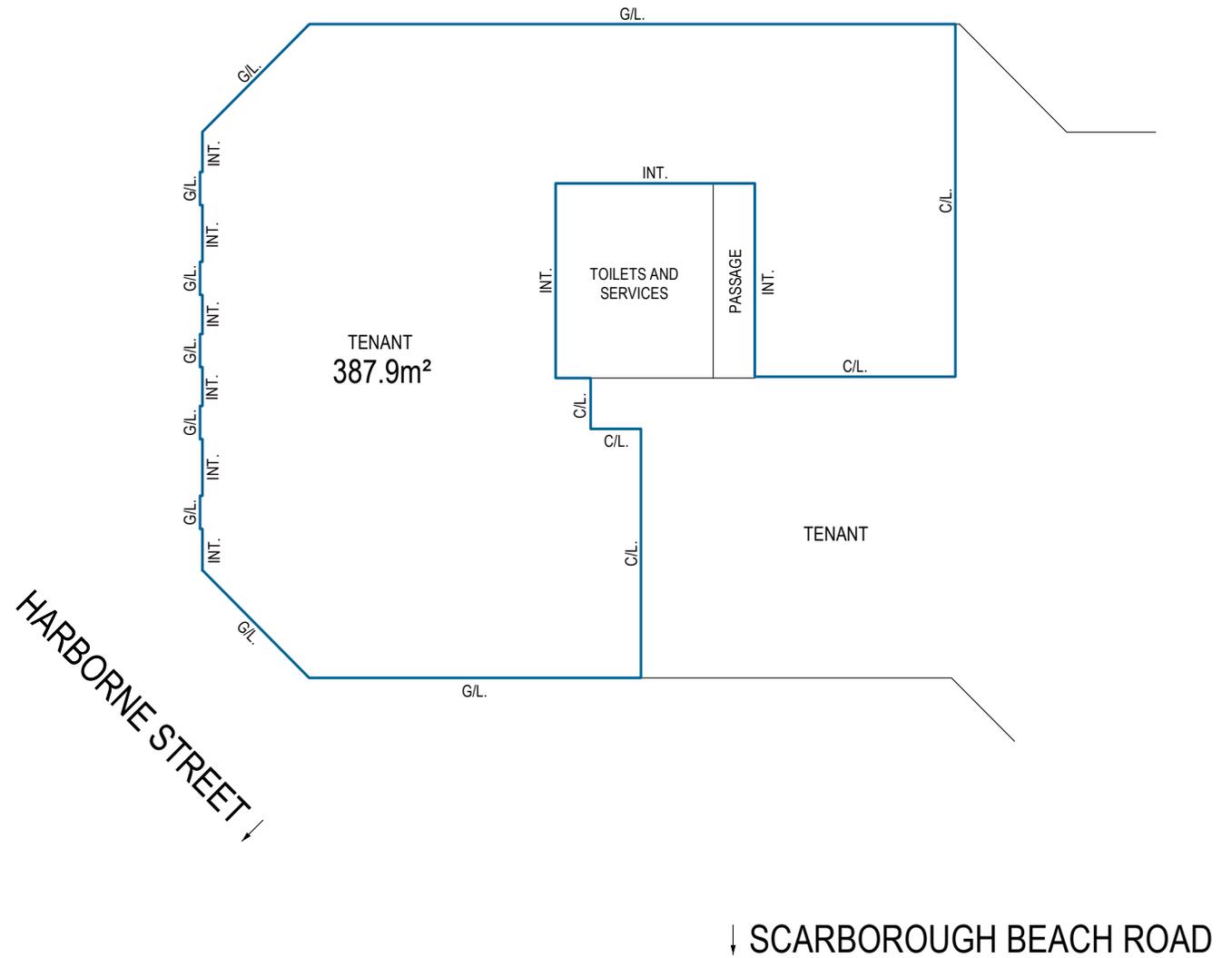
ITEM	QTY
Reception	1
Waiting	2
Workstations	18
Utility	1
Kitchen	1
12P Boardroom	1
8P High Collab	1
Total Staff	18

SUITE B

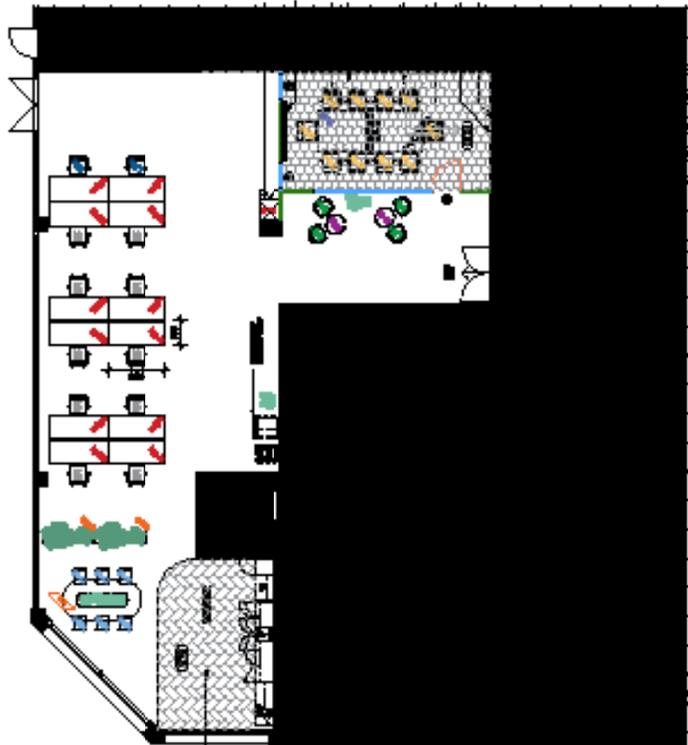
ITEM	QTY
Office	2
Touchdown	4
Workstations	22
Utility	1
Kitchen	1
12P Boardroom	1
Collab Lounge	1
Total Staff	28

BUILDING A FLOOR PLAN LEVEL 1 387.9 SQM

ITEM	QTY
Meeting Room	2
Workstations	26
Collaboration	1
Total Staff	29



BUILDING C FLOOR PLAN GROUND 186 SQM

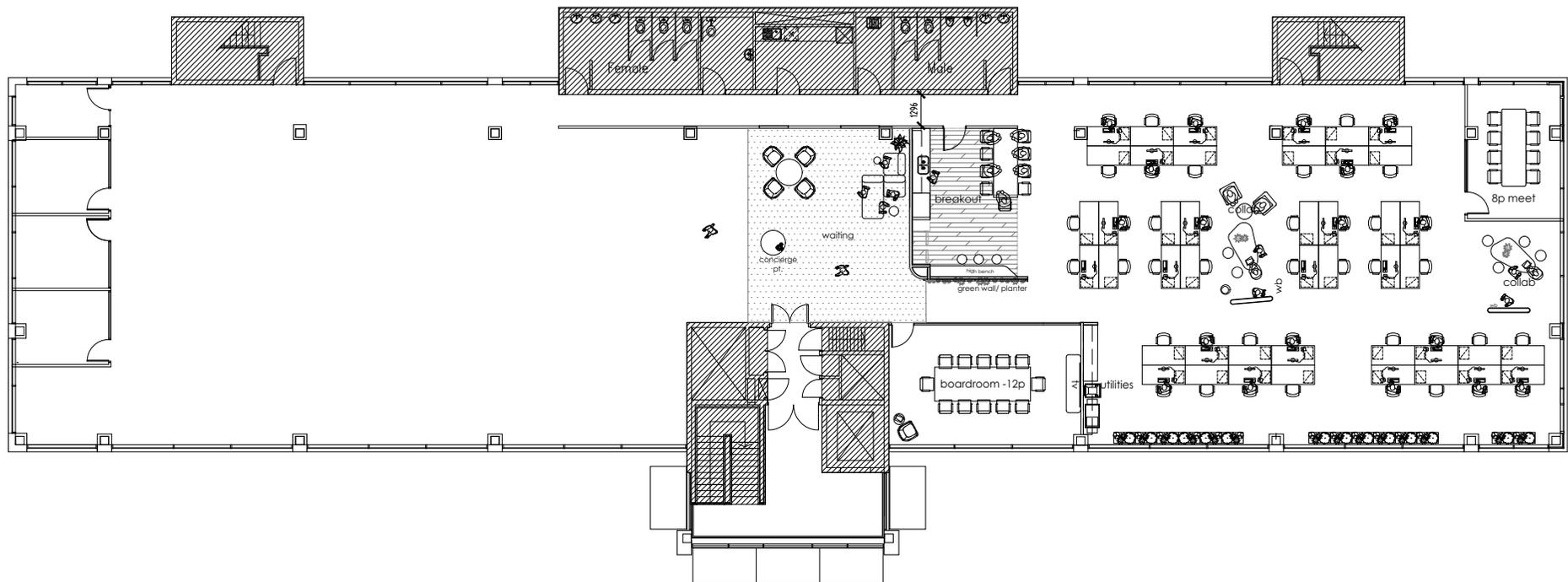
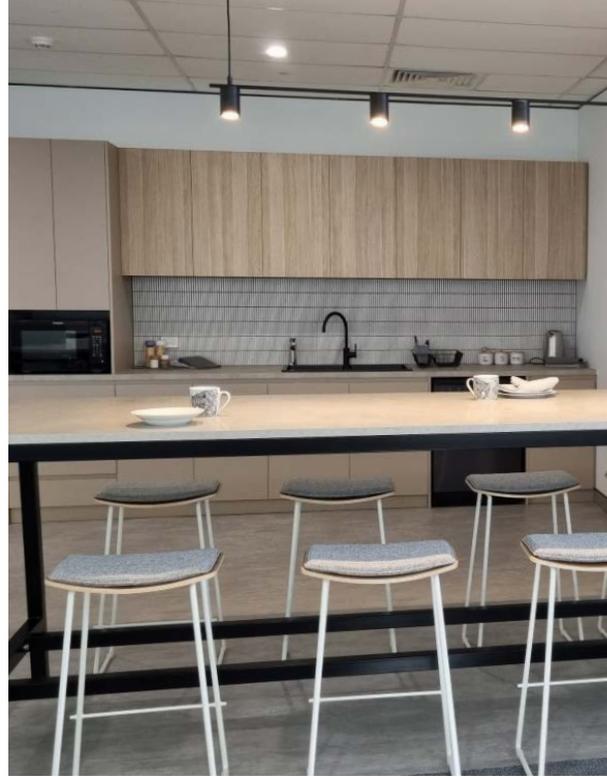


ITEM	QTY
Meeting Room	1
Workstations	12
Collaboration	1
Total Staff	12



BUILDING E FLOOR PLAN LEVEL 2 450-919.8 SQM

ITEM	QTY
Reception	1
Boardroom	1
Meeting Room	1
Workstations	44
Collaboration	2
Utility	1
Breakout	1
Total Staff	45



THE
GARDEN
OFFICE PARK

FOR ALL LEASING ENQUIRIES
PLEASE GET IN TOUCH WITH THE BELOW:



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