

An aerial photograph of a city center featuring several high-rise buildings. The central focus is the Durack Centre, a modern building with a grey facade and a prominent red horizontal band. To its left is a taller, glass-fronted building with a 'JACOBS' sign. Further back, a building displays a large advertisement for a Samsung Galaxy S21. To the right, a tall, white residential-style tower is visible, along with a building labeled 'PAN PACIFIC'. The foreground shows a street with trees and a clear sky with scattered clouds.

# Durack Centre

## 263 Adelaide Terrace



Stockland Durack Centre

# Optus Centre

2 Victoria Avenue



Stockland • Durack Centre



263 Adelaide Terrace

2 Victoria Ave

# Prime positioning

Durack Centre, 263 Adelaide Terrace, and Optus Centre, 2 Victoria Avenue, are positioned with Langley Park and the Swan River at your finger tips and Perth CBD a stones throw away.

The properties boast flexible solutions with efficient floor plates, modern End of Trip facilities, ample car park space, onsite cafe and gym, set within contemporary, grade A buildings.

The assets' benefit from strong connectivity to public transport and Perth's road networks as well as abundant surrounding retail, health and wellbeing amenity. Durack Centre and Optus Centre provide the perfect platform to enable work and wellbeing balance.

You will be in good company as organisations such as Optus, Linkforce Corporation, Australian Bureau of Statistics and Rabobank have found their space to thrive at these properties.

# 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 Garden

## 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:

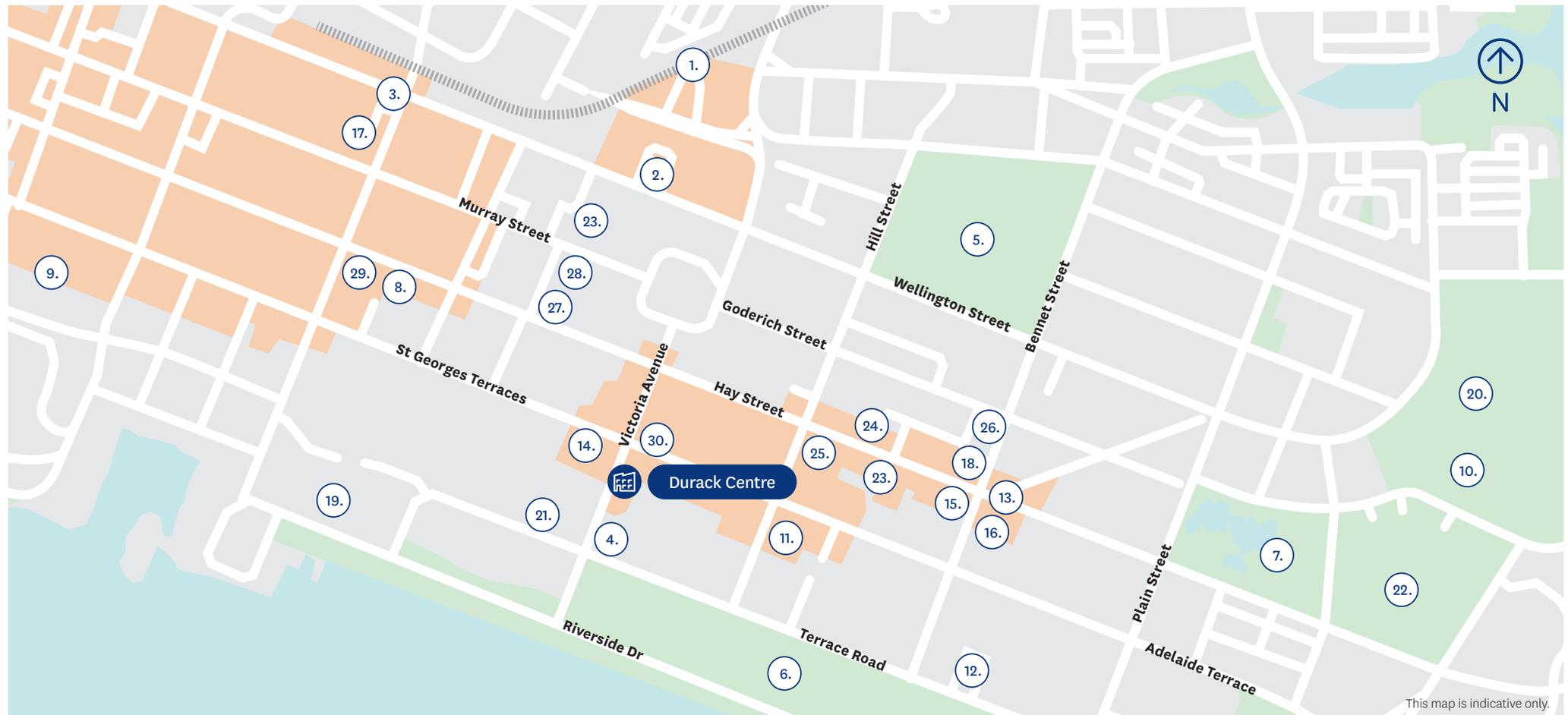
15. Australia Post – East Perth Shop
16. No Birds Bayswater Car Rental
17. Woolworths Murray Street
18. Carlton Fresh

## Experiences:

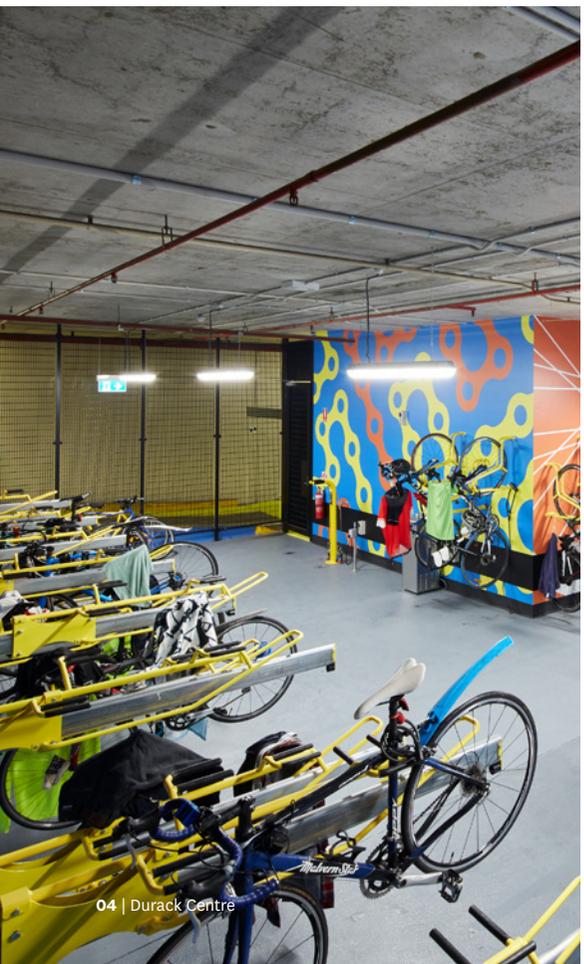
19. Supreme Court Gardens
20. Gloucester Park
21. Perth Concert Hall
22. Western Australian Cricket Association

## Cafes and restaurants:

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



This map is indicative only.



# Space to thrive

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Durack Centre and Optus Centre offer open and flexible configurations to suit your needs. Efficient floor plates, open and bright spaces, with natural light flow and expansive Swan River views.

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



# Current availability

At present we have a number of great spaces on offer from 322.30sqm to 1,329sqm\* of existing fit-out and unfurnished 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
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\*Approx.

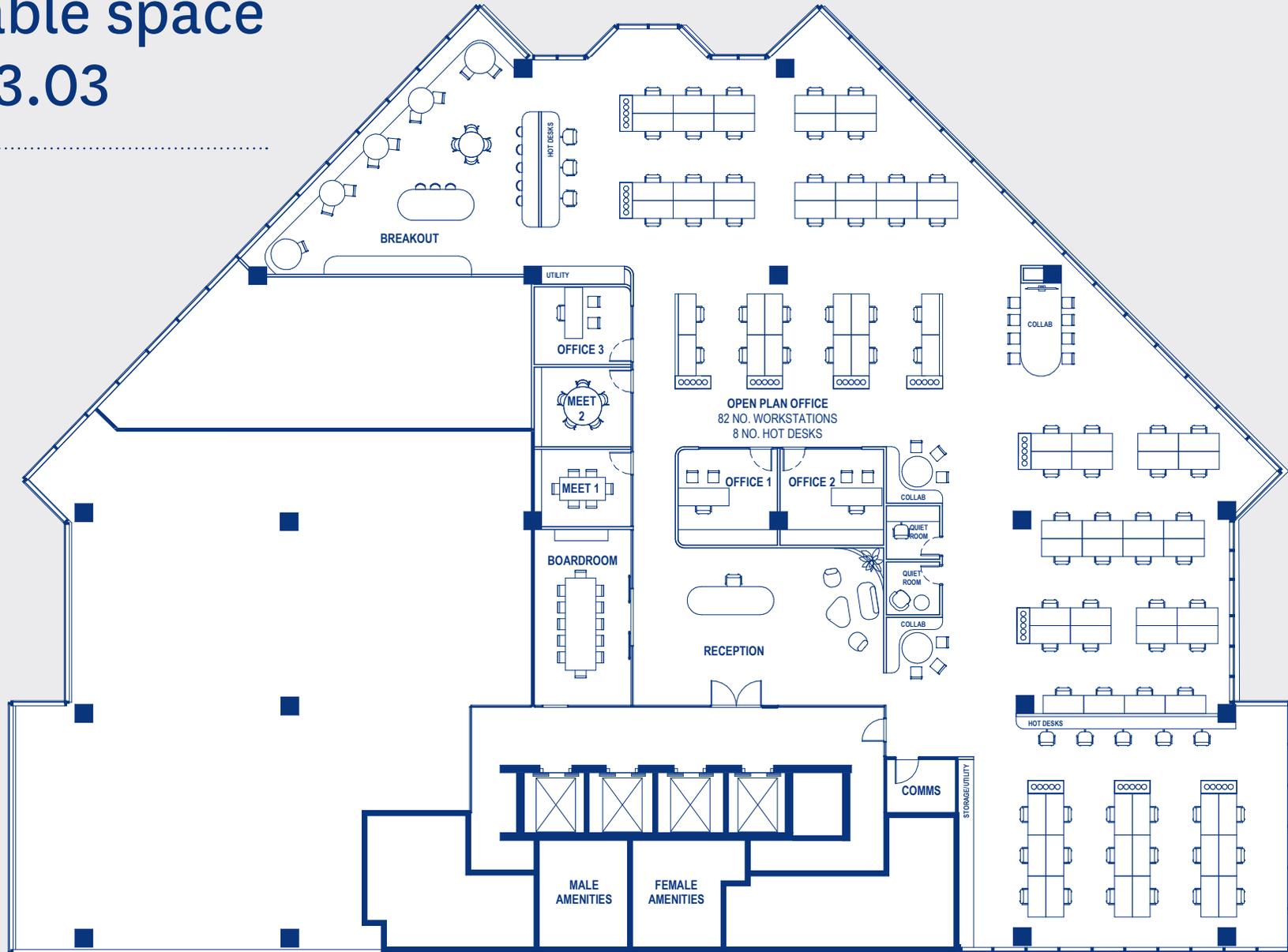


# 263 Adelaide Terrace

## Available space

### Suite 3.03

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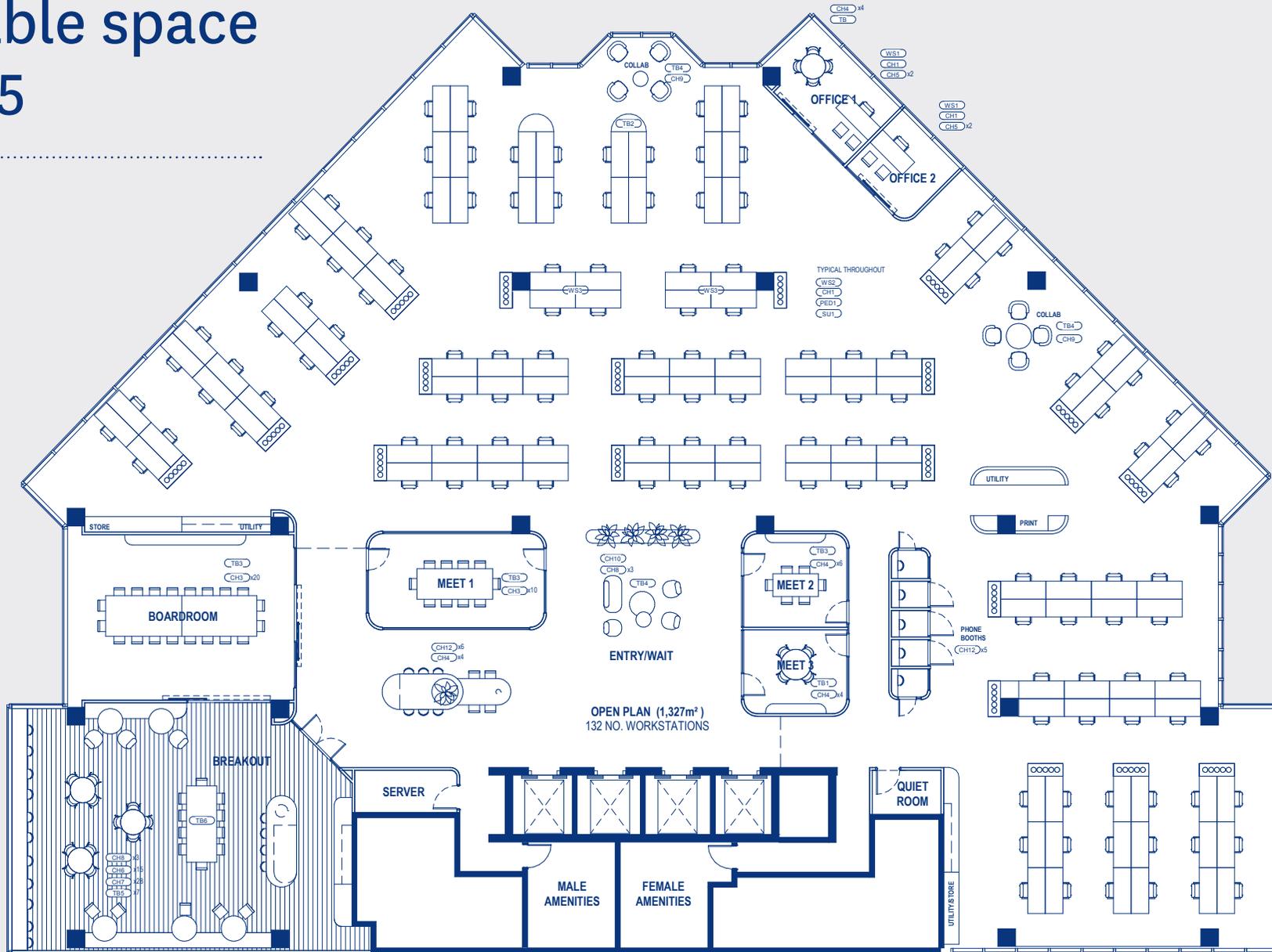


This plan is indicative only. Subject to change.

# 263 Adelaide Terrace

## Available space

### Level 5



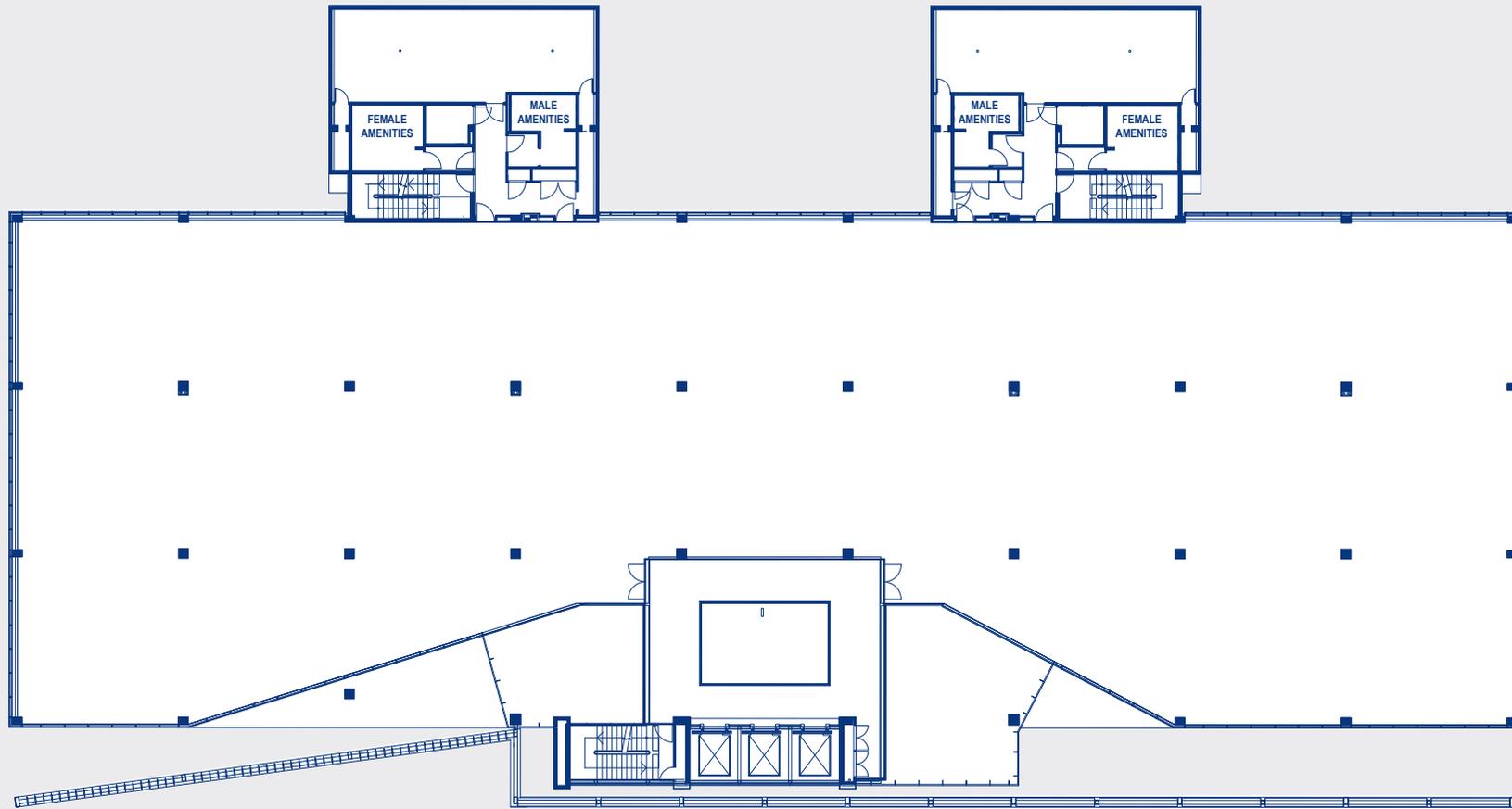
This plan is indicative only. Subject to change.

# 2 Victoria Avenue

## Available space

### Level 1

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This plan is indicative only. Subject to change.

# 263 Adelaide Terrace

## Technical specifications

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### Building Hours

- Monday – 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, extinguishers 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

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### Building Hours

- Monday – 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<sup>^</sup>

### Access Control System

- Insight/Concept 4000

### Ceiling Heights

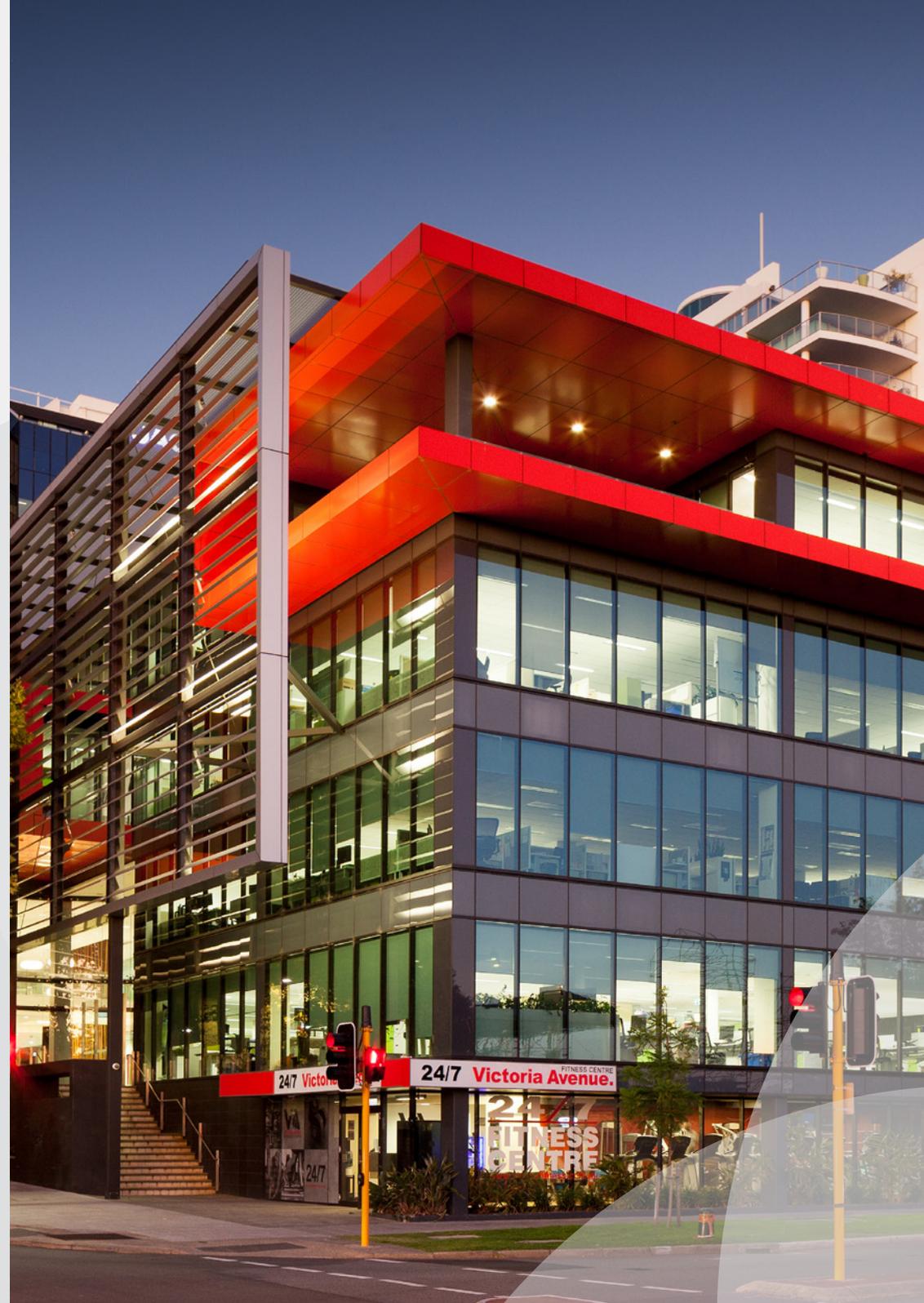
- Floor to ceiling – 2.7m (L1 – 13)
- Slab to slab – 3.3m (L1 – 13)

### 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 30 June 2021.

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

MEMBER OF

**Dow Jones Sustainability Indices**

In Collaboration with RobecoSAM



**Employer of Choice for Gender Equality**

Australia's Workplace Gender Equality Agency



**CDP Climate A List**

Global leader on climate action and disclosure



**Global Sector Leader – Diversified, Retail/Office Listed**

Global Real Estate Sustainability Benchmark (GRESB)

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