

2000

MARY STREET

it's what's
on the
inside
that counts

*Take the time to look inside
200 Mary Street and
you will discover
a home for business
with a difference*



At 200 Mary Street the owners are present each and every day

A place where the little things just get done

Cromwell Property Group not only owns and manages 200 Mary Street, we also run our real estate investment management business from inside.

Globally, we look after more than 4,500 tenant customers in 500 properties but 200 Mary Street is our home. Not only are your Facility and Property Managers' never far away you can be sure that every aspect of maintaining and improving the property receives our utmost attention.

We also understand the importance of a great working environment. 200 Mary Street has won a number of fit-out design awards including one for our very own workspace. We are committed to making our home the best it can possibly be. Look inside 200 Mary Street to see how it can work for you.

82%

of our Queensland Customers are very satisfied with their Facilities Manager

- CROMWELL TENANT SURVEY 2015

"I like everything to run well and kept clean – you could say I'm house proud."

- JENNIE CHRISTOE, FACILITIES MANAGER AT 200 MARY STREET



Brand new foyer



Newly constructed secure bike and change facility



Smart control daylight linking lighting



New Business Hub



Brand new lifts

A great location - a great home

Nestled in the Financial Precinct, between the Brisbane river and Botanical gardens, everything you need to work and live well is just outside your office door.

-  Coffee shops
-  Riverside dining
-  Financial and Riverside district
-  Shopping
-  Public transport
-  Botanic Gardens

VIEW FROM LEVEL 19

LEISURE

- 1 City Botanical Gardens
- 2 River Walk

HOTELS

- 3 Stamford Hotel
- 4 Royal on the Park

EATERIES

- 6 Queen Street Mall
- 7 Wintergarden
- 8 MacArthur Central
- 9 Market Street
- 10 Eagle Street Pier
- 11 Post Office Square

TRANSPORT

- 1 Eagle Street Pier Ferry Terminal
- 2 Queens Street Bus Station
- 3 Central Train Station

- P Parking
- T Train
- B Bus
- T Taxi
- F Ferry

--- Pedestrian access to Central Station

83% are very satisfied with the location of 200 Mary Street

- CROMWELL TENANT SURVEY 2015



EXAMPLE OF CURRENT FITOUT

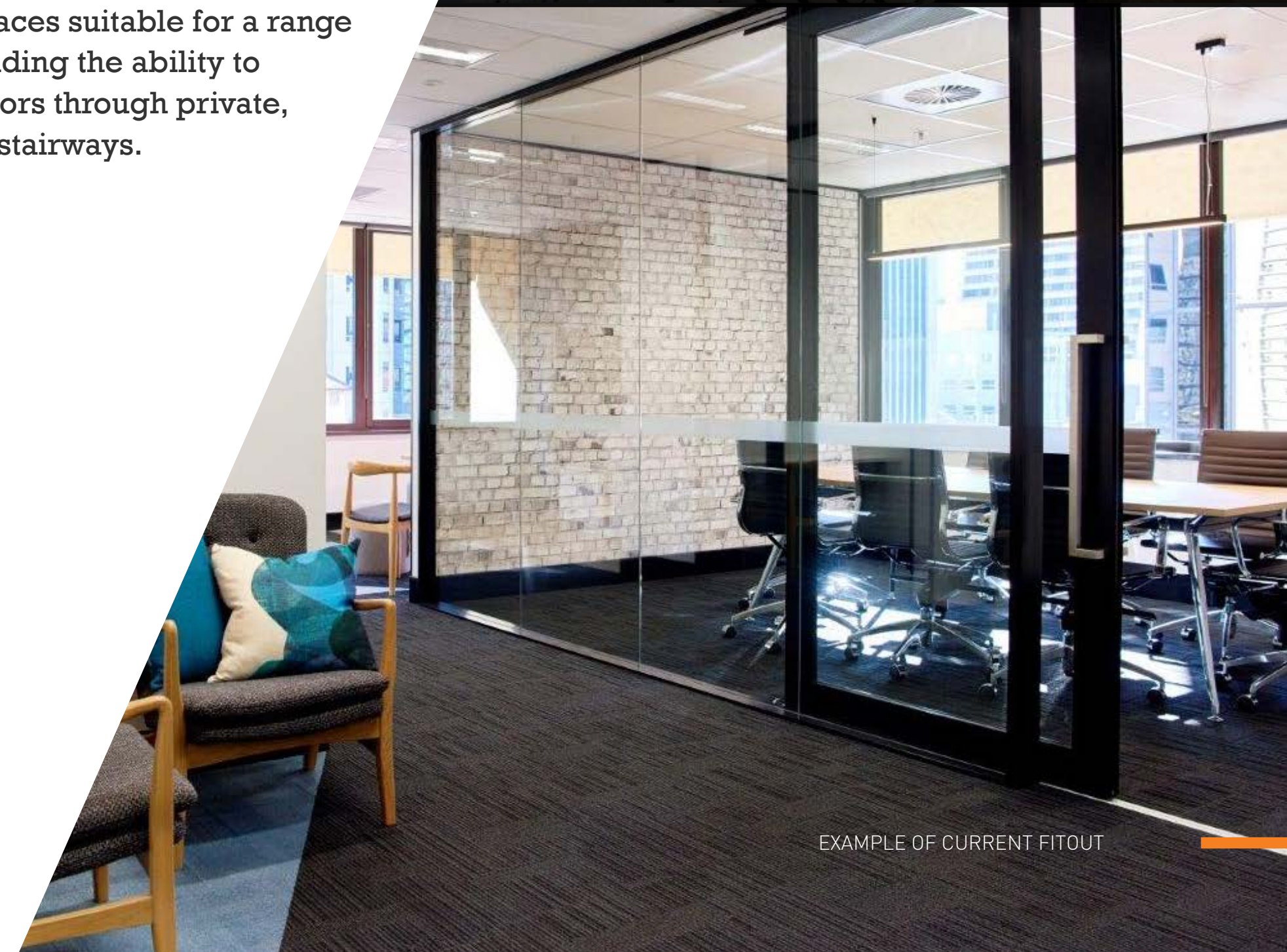
A home for everyone

200 Mary Street provides a range of accommodation options for small and medium sized businesses. Choose from a number of tenancies designed by award winning architects and ready for immediate occupancy or alternatively design a fitout to suit your specific requirements.

Flexible floor spaces suitable for a range of tenancies including the ability to access multiple floors through private, connected, vertical stairways.



EXAMPLE OF A VERTICAL FLOOR PLAN - LEVEL 18 & 19



EXAMPLE OF CURRENT FITOUT

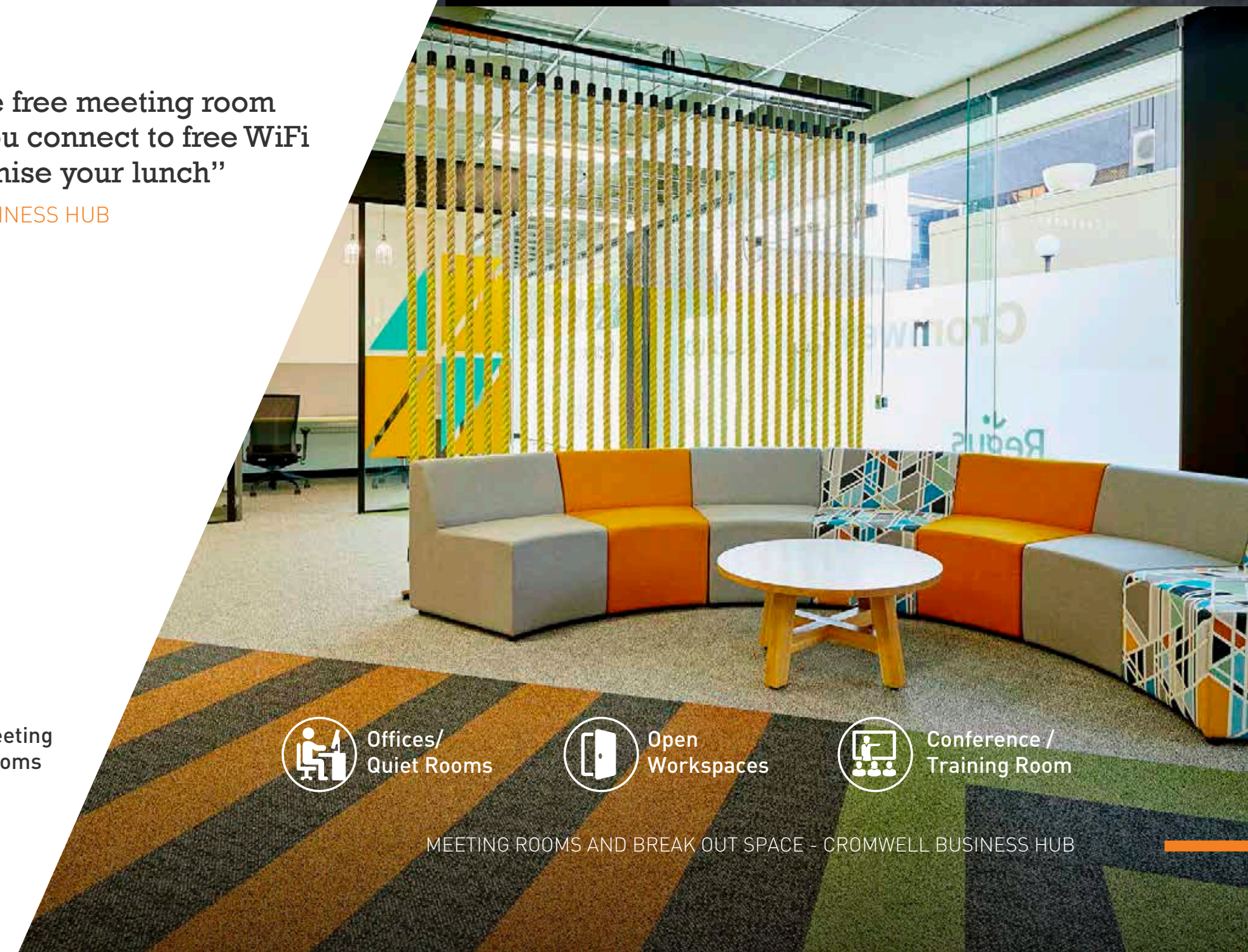


A home for business

200 Mary Street provides tenants with unsurpassed workplace flexibility. The Cromwell Business Hub is a unique free service for tenants who don't always utilise large meeting rooms or who need additional workplace capacity during periods of increased activity.

“We happily take free meeting room bookings, help you connect to free WiFi and can even organise your lunch”

- BRONTE, CROMWELL BUSINESS HUB
REGUS MANAGER



Located on the Mezzanine level the Cromwell Business Hub is supported by Regus. It offers all those who work at 200 Mary Street free access to additional meeting rooms, conferencing facilities, work spaces and breakout rooms.



Free Wifi



Kitchen



Meeting
Rooms



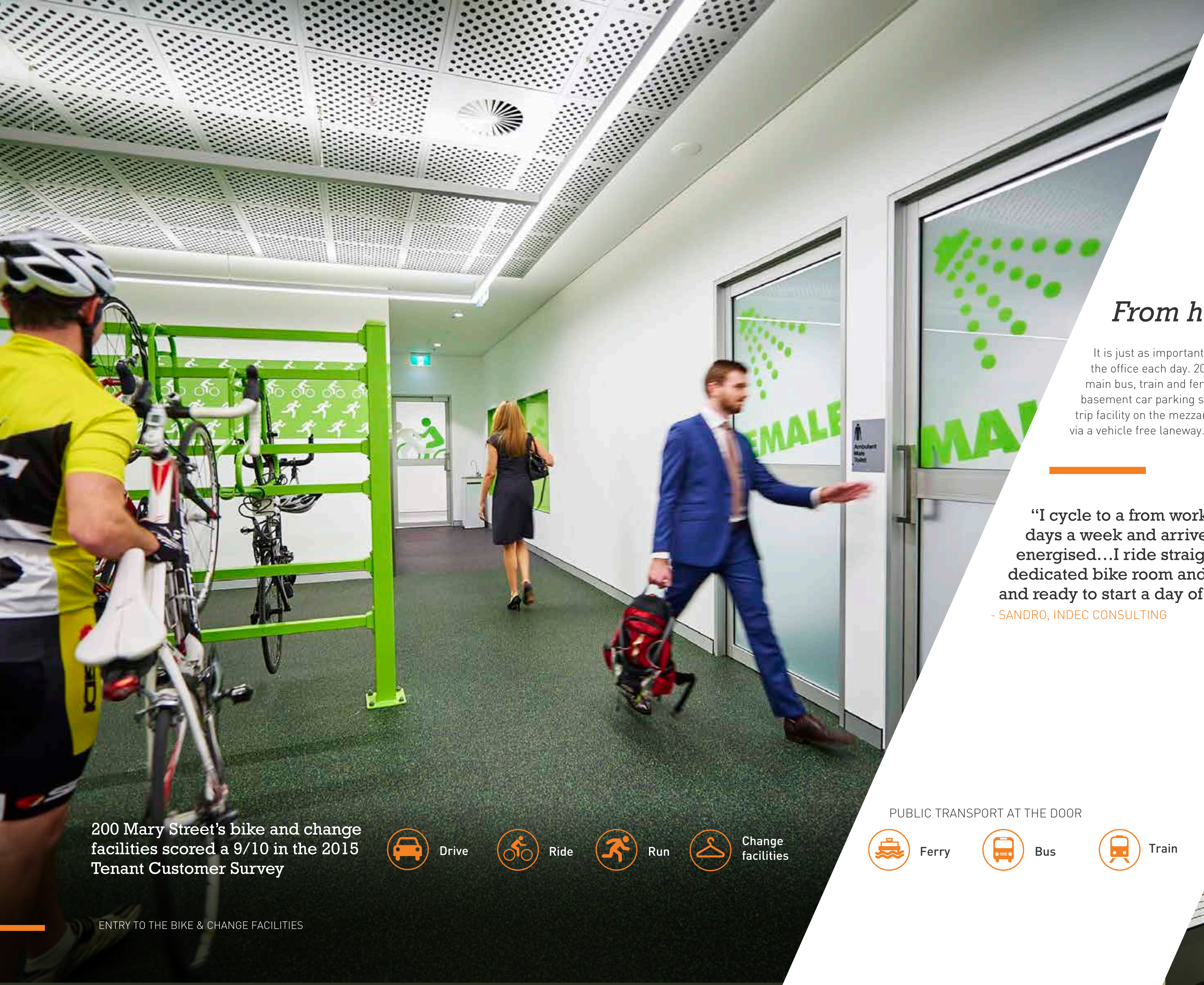
Offices/
Quiet Rooms



Open
Workspaces



Conference /
Training Room



From home to work

It is just as important how your team get to, and from, the office each day. 200 Mary Street is close to all main bus, train and ferry options. It also has substantial basement car parking spaces and a new cycle and end of trip facility on the mezzanine level which can be accessed via a vehicle free laneway.

“I cycle to a from work a few days a week and arrive feeling energised...I ride straight into the dedicated bike room and leave fresh and ready to start a day of meetings.”

- SANDRO, INDEC CONSULTING



200 Mary Street's bike and change facilities scored a 9/10 in the 2015 Tenant Customer Survey



Drive



Ride



Run



Change facilities



Ferry



Bus



Train

PUBLIC TRANSPORT AT THE DOOR

ENTRY TO THE BIKE & CHANGE FACILITIES

DESIGNATED BIKE ENTRY AND STORAGE - ADJOINING CHANGE AND WASHROOMS

The technical details are not forgotten either

FLEXIBLE WORK SPACES

- Building NLA offers 13,829 square metres
- Average NLA floor area of 718 square metres
- On-site Building Management with dedicated security patrols after hours
- Full floor to partial floor leasing options to suit tenants available

CAR PARKING

- Three basement parking levels operated by Secure
- Comprising 190 car spaces with a mixture of permanent and casual spaces

SECURITY

- A HID Proximity access control system
- Card readers installed at all entry points including the lifts and access to all floors / levels
- A CCTV system covering ground floor lobby, Mary/Charlotte St laneway, car park driveway and front pavement area

LIGHTING

- Refurbished Floors – Highly efficient T5 Eco Smart Light fittings
- The Smart controls include daylight linking and presence detection (PIR)
- Can be programmed to perform prescribed tasks based on functional lighting with reduced energy consumption

AIRCONDITIONING

- Cooling provided via centralised air handling unit on each floor
- Air distribution controlled via six variable air volume dampers across several perimeter and centre air conditioning zones
- Each zone has individual heater banks for air reheating purposes
- After hours air conditioning activated by a key switch and consumption tracked per tenant
- Refurbished floors have been upgraded to swirl diffusers to meet PCA A-grade standards

LIFT LOBBIES

- New tiled flooring
- New white colour back glass wall treatments
- New lighting

LIFTS

- Comprising of five passenger lifts with one goods lift
- Tenant listing on internal lift screens and touch screen lift button technology
- Lifts all have modern interior having recently undergone a refurbishment
- All lifts meet PCA A-grade standards giving a smoother, quicker lift ride and shorter lift waiting times

ENERGY EFFICIENCY

- 2.5 Star NABERS Energy Rating
- 4.5 Star NABERS water Rating



200 Mary Street is more than just an office. It's our home. Look inside and see how it can work for you.

To look inside and find out more about 200 Mary Street visit www.200marystreet.com.au or contact:



Kelly Moon
0421 575 657
kelly.moon@colliers.com



David Prosser
0412 700 365
david.prosser@cadence.com.au

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