

LEASING OPPORTUNITIES



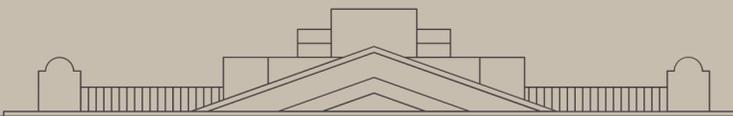
DYNNONS

A PLACE TO MAKE YOUR OWN

905 HAY STREET, PERTH



INTRODUCING THE NEW DYNONS



A TRANSFORMED BUILDING



5.0-STAR*
NABERS Energy Rating



AMPLE PARKING
with direct access to Freeways
and Western suburbs



NEW BUILDING LOBBY
to integrate with wider precinct



4.5-STAR*
NABERS Water Rating



AMENITIES
including café, gym and
childcare all within 50m



DIRECT ACCESS
to public transport including bus
and train services



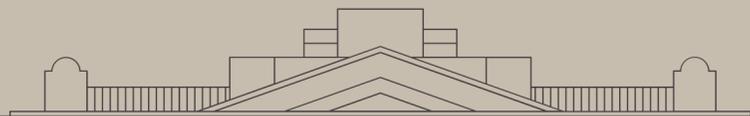
1,080SQM FLOORPLATES
contiguous with fantastic
light penetration



**BRAND NEW END OF TRIP
FACILITIES**
upgrade currently underway



*Current NABERS exempt with the last rating at 5.0-Star Energy Rating



FULLY REFURBISHED FOR ASPIRING BUSINESSES

The building is undergoing extensive internal and external refurbishments to gift Dynons a fresh new look for all incoming tenants.

Replacement of the Aluminium Combustible Panels (ACP) building façade with non-combustible, NCC compliant façade to ensure our future tenants have a safer working environment.

Introducing a state-of-the-art lobby that opens up to the wider precinct. The aim is to activate the Ground Floor by providing a concierge service, informal meeting spaces, private meeting zones, a 10-person meeting desk with brand-new furniture throughout.

Upgrades will include a modern End of Trip facility including bike racks, lockers, showers and drying rooms as well as upgraded on-floor bathrooms and lift lobbies.



CAPITAL
SQUARE

QV1
RETAIL

BUS PORT &
TRAIN STATION

BROOKFIELD
PLACE

CENTRAL
PARK

ELIZABETH
QUAY

HAY STREET
MALL

PERTH
CONVENTION
CENTRE

DYNOONS





SOUTH BOUND TRAFFIC

NORTH BOUND TRAFFIC

D

QV1 PLAZA

240 ST GEORGES TERRACE

CENTRAL PARK

PERTH BUS PORT

PERTH CITY STATION

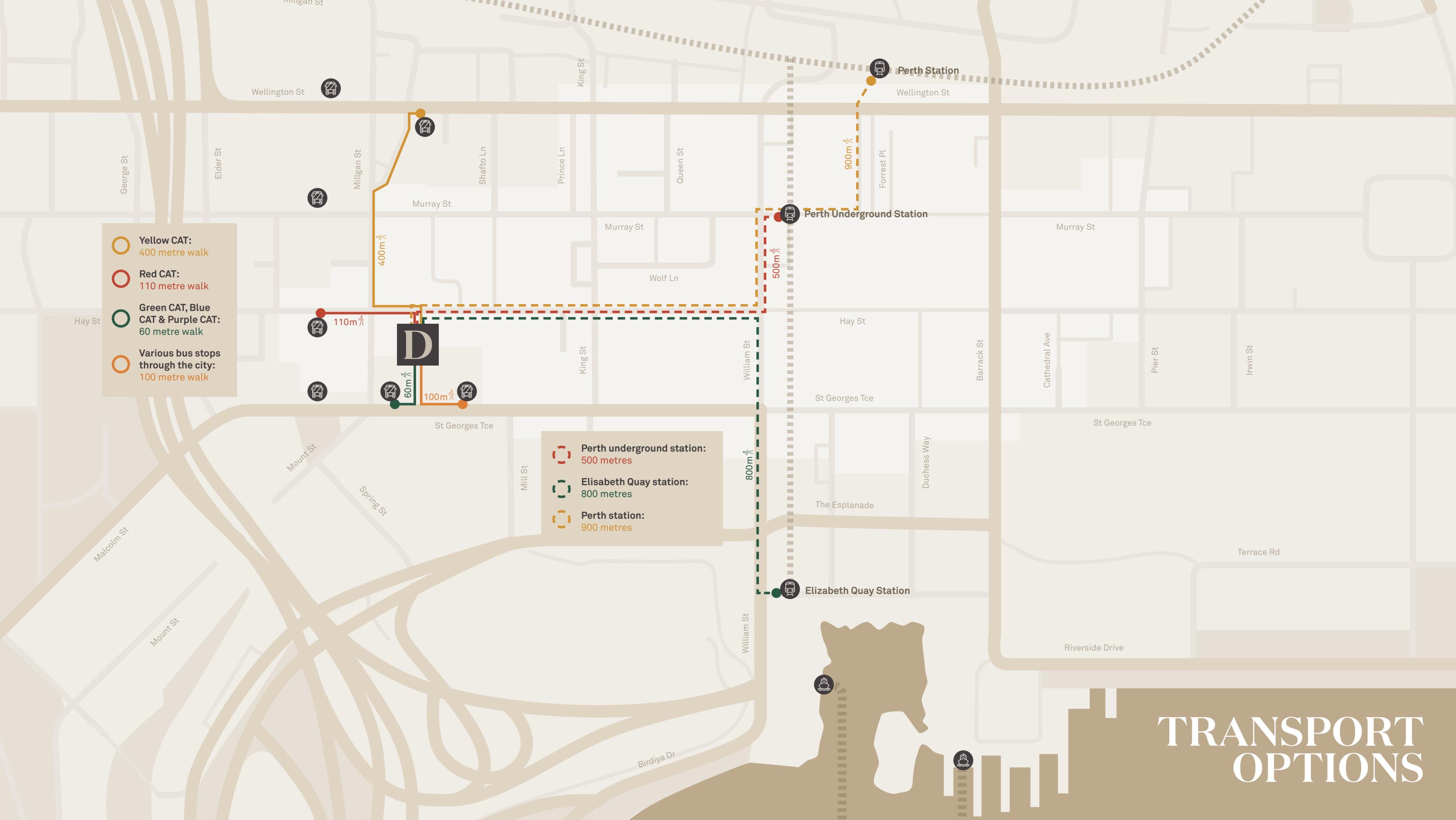
PERTH UNDERGROUND

53

-  **Yellow CAT:**
400 metre walk
-  **Red CAT:**
110 metre walk
-  **Green CAT, Blue CAT & Purple CAT:**
60 metre walk
-  **Various bus stops through the city:**
100 metre walk

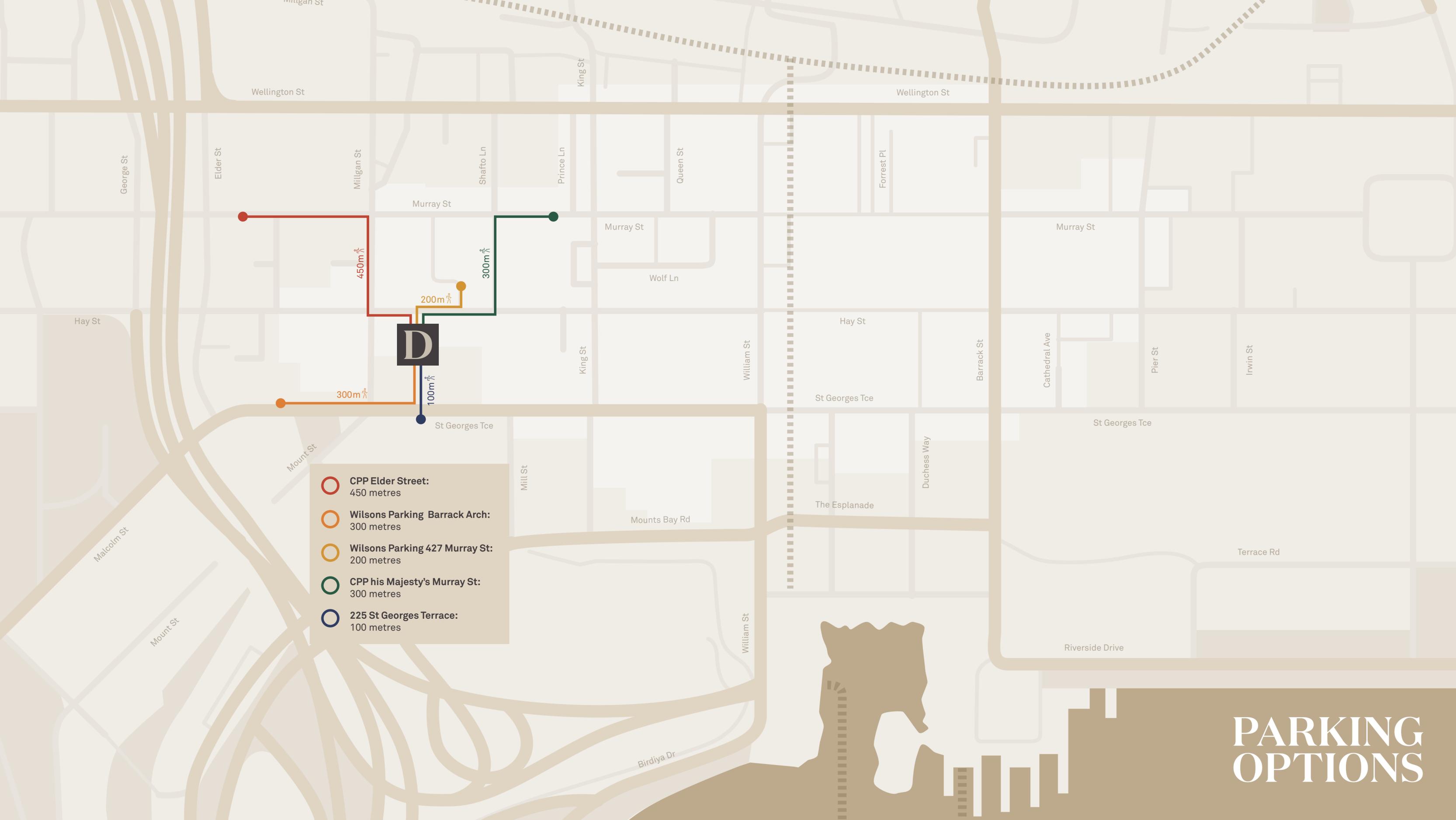
-  **Perth underground station:**
500 metres
-  **Elisabeth Quay station:**
800 metres
-  **Perth station:**
900 metres

TRANSPORT OPTIONS



- **CPP Elder Street:**
450 metres
- **Wilsons Parking Barrack Arch:**
300 metres
- **Wilsons Parking 427 Murray St:**
200 metres
- **CPP his Majesty's Murray St:**
300 metres
- **225 St Georges Terrace:**
100 metres

PARKING OPTIONS

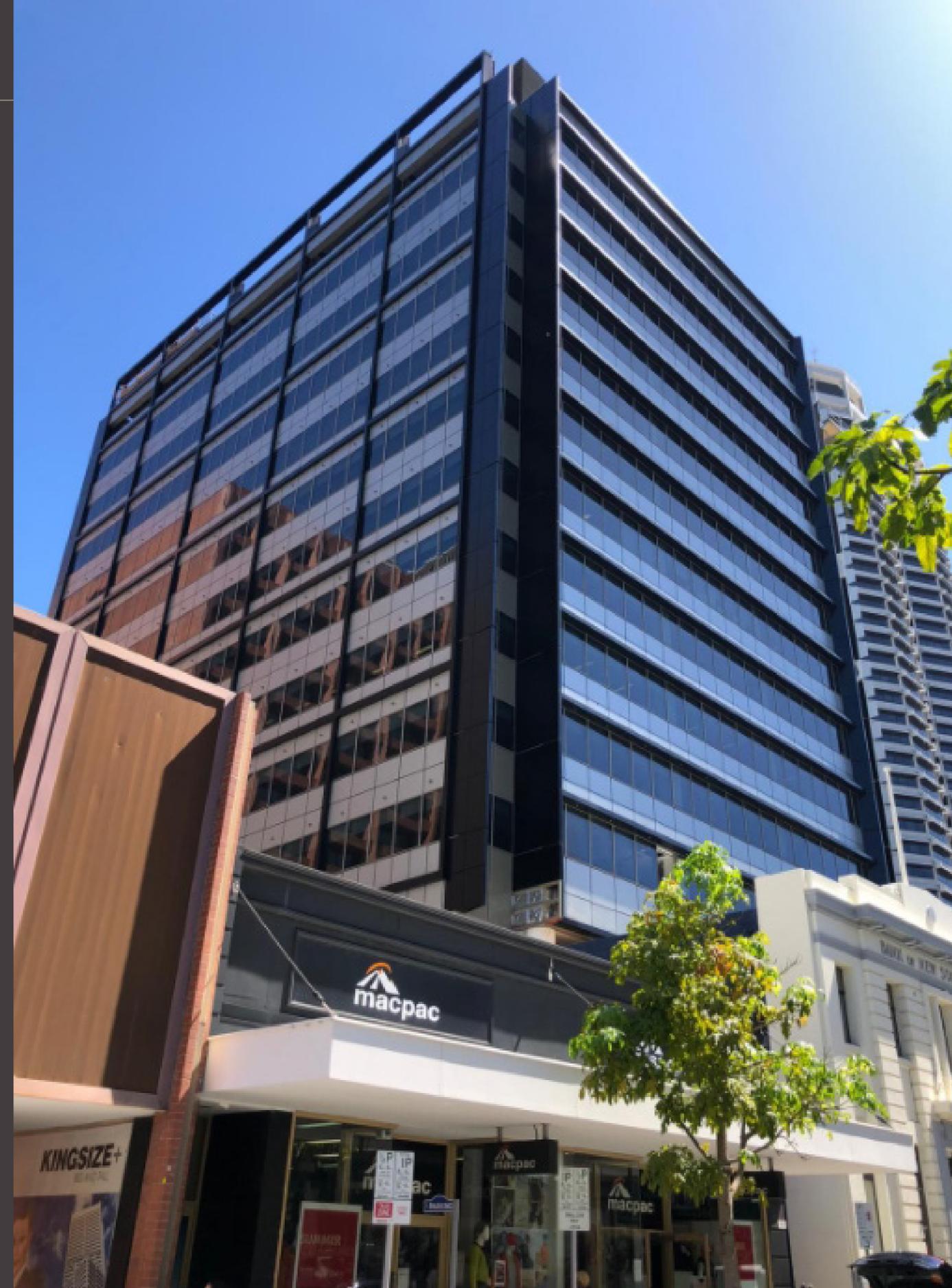
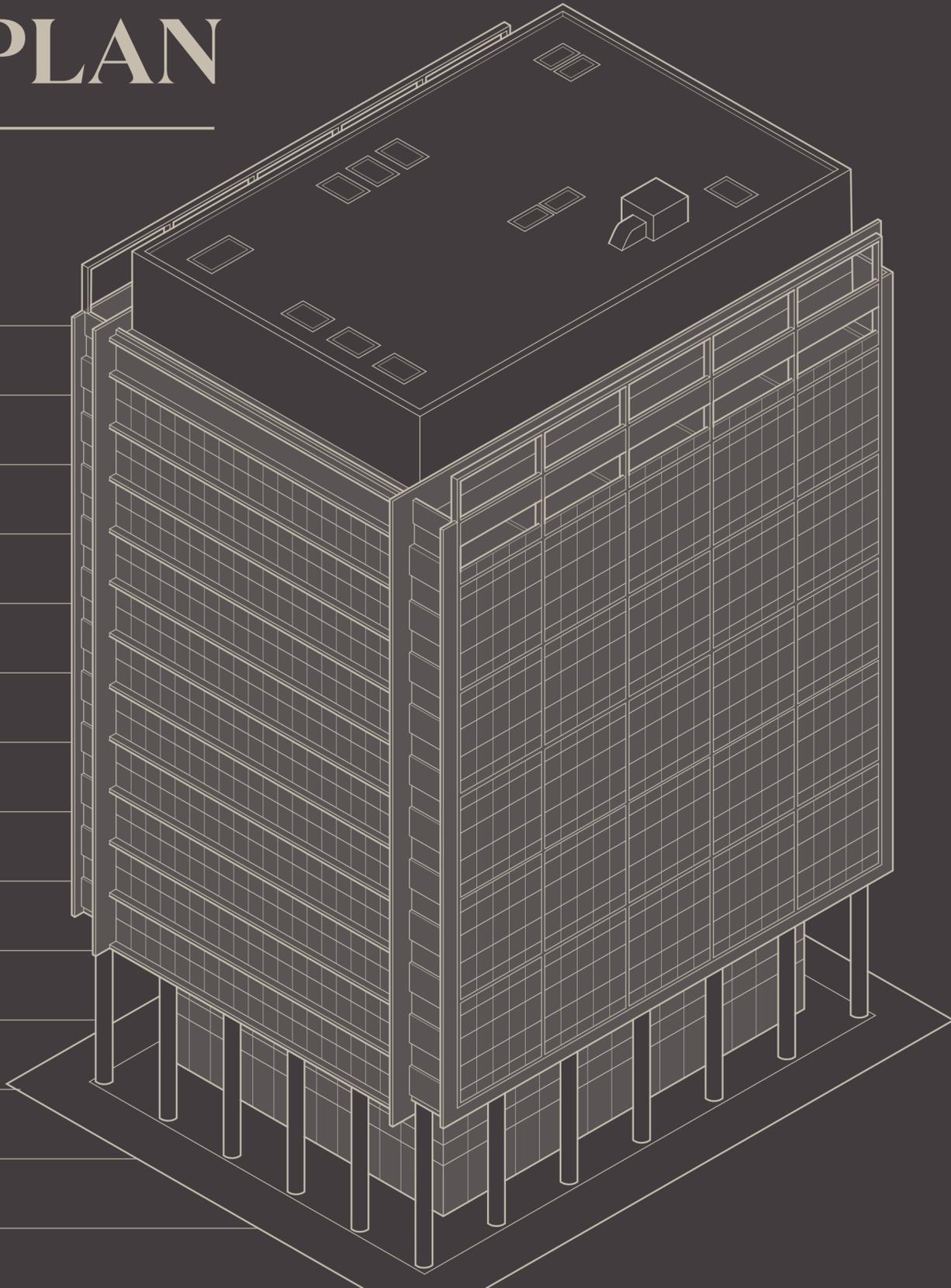


COMPETITIVE RATES SURROUNDED BY GREAT AMENITIES



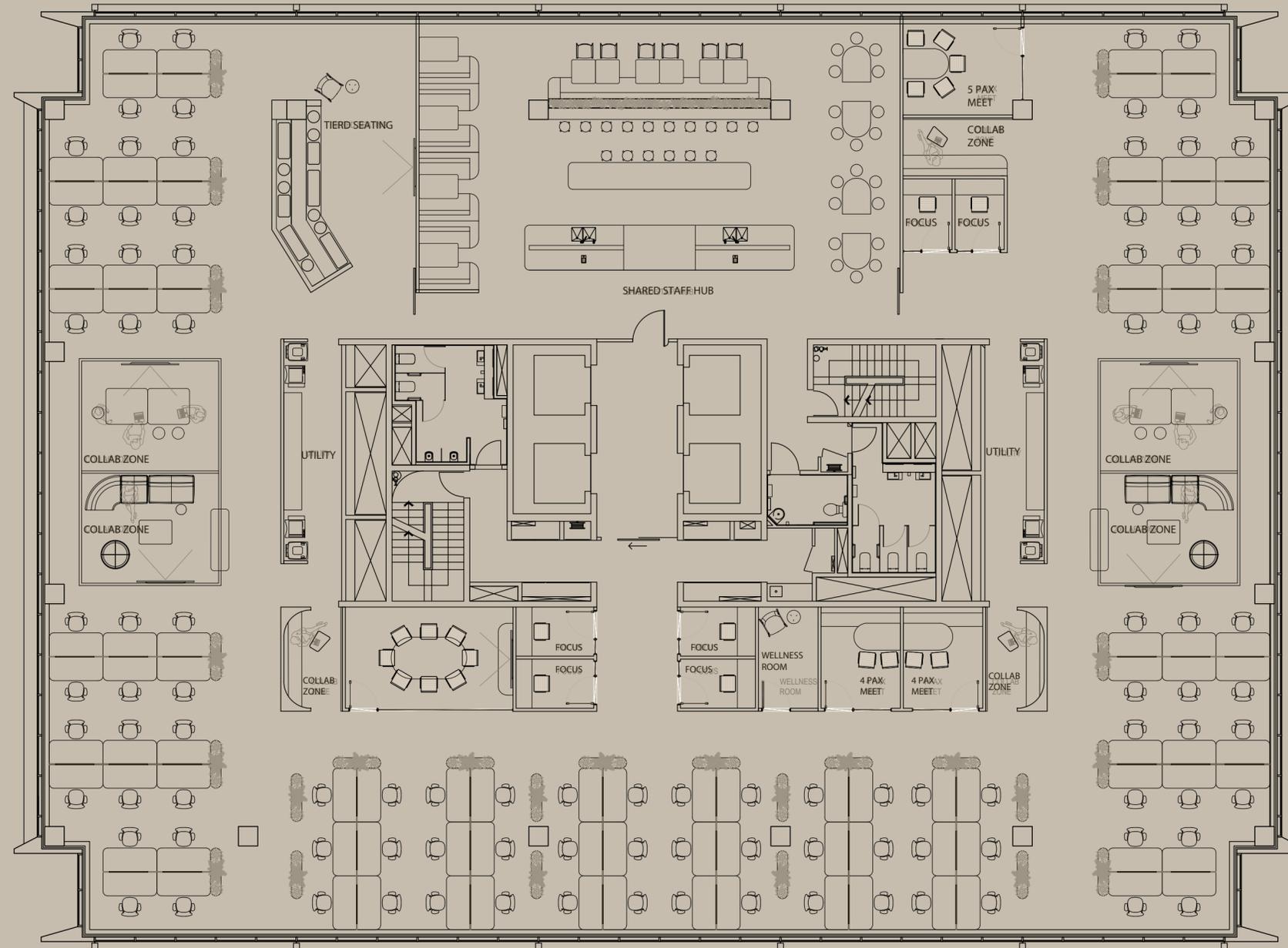
STACK PLAN

- 13 LEVEL 13
682.7 SQM
- 12 LEVEL 12
1079.6 SQM
- 11 LEVEL 11
1079.6 SQM
- 10 LEVEL 10
1079.6 SQM
- 09 LEVEL 09
1079.8 SQM
- 08 LEVEL 08
1083.0 SQM
- 07 LEVEL 07
1083.7 SQM
- 06 LEVEL 06
1088.4 SQM
- 05 LEVEL 05
1088.0 SQM
- 04 LEVEL 04
1088.3 SQM
- 03 LEVEL 03
1084.5 SQM
- 02 LEVEL 02
656.9 SQM
- 01 LEVEL 01
727.3 SQM
- G GROUND
460.0 SQM



FITOUTS OF THE FUTURE

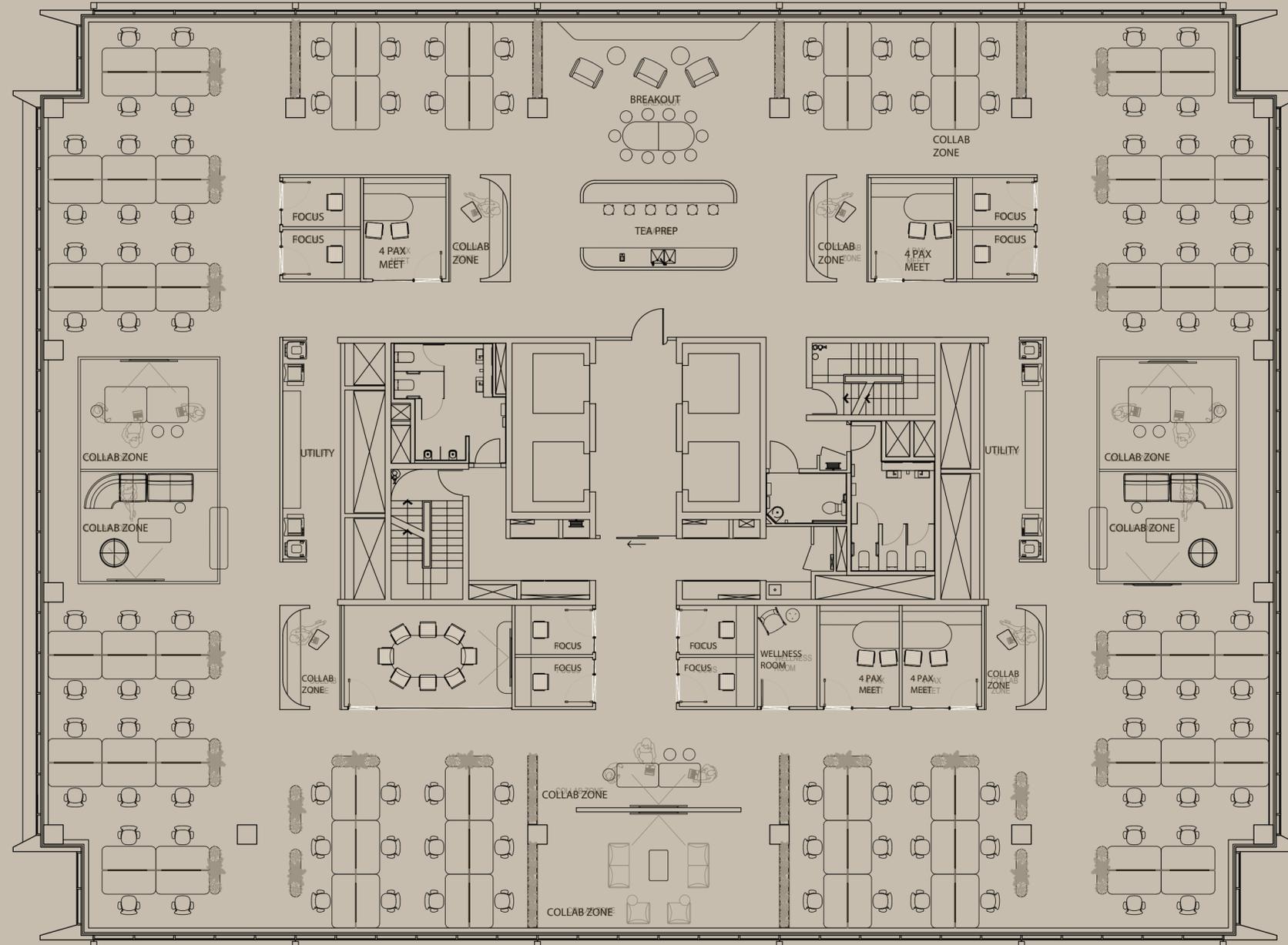
Refurbished open plan floor plates offering the opportunity to design and build a perfect fit out for your needs.



Option One

WORKSTATIONS	100
8 PERSON MEETING ROOM	1
5 PERSON MEETING ROOM	1
4 PERSON MEETING ROOM	1
2 PERSON MEETING ROOM	2
8 PERSON MEETING ROOM	2
FOCUS ROOM	6
COLLAB ZONE	7
UTILITY	2
WELLNESS	2
TOTAL AREA	1,080sqm
TOTAL PER PERSON	1:10.8

FITOUTS OF THE FUTURE



Option Two

WORKSTATIONS	104
8 PERSON MEETING ROOM	1
4 PERSON MEETING ROOM	4
2 PERSON MEETING ROOM	2
FOCUS ROOM	6
COLLAB ZONE	8
UTILITY	2
WELLNESS	2
TOTAL AREA	1,080sqm
TOTAL PER PERSON	1:10.38



THE OWNERS

Redhill Partners is a specialist real estate fund manager focusing on commercial office, industrial and development properties in CBDs and other strategic locations across Australia.

We pride ourselves on our ability to achieve exceptional results by taking a hands-on approach to all our assets and to the relationships we maintain with our tenants. Our team at Redhill Partners has a collective passion for property and customer service.

We deeply believe that as landlords it is our job to provide the highest customer service to our customers and tenant partnerships, as only by having this commitment can we become the landlord or developer of choice.

Redhill Partners are with you every step of the way.





DYNONS

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**Current NABERS exempt with the last rating at 5.0-Star Energy Rating. Disclaimer: While Redhill Partners believe the information contained in this IM to be accurate, we don't make any representation or warranty the information is complete, accurate or up to date. Prospective tenants and their representatives must satisfy themselves by their own inspection, undertaking all necessary searches and enquiries, as to the accuracy and comprehensiveness of any information upon which they choose to rely in making any decision to lease the premises shown herein or in making any related decisions.*