

56 EDMOND STONE



56 Edmondstone Rd, Bowen Hills QLD 4006

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LOVE. YOUR. WORK.

A UNIQUE CAMPUS STYLE OFFICE

ON-SITE GREEN SPACES AND STAFF AMENITY

9,302m²
Total Site Area

12,278m²
Net Lettable Area

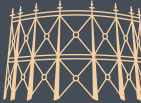
141
Onsite Car Parks


42
Motorcycle Bays





SEAMLESS ACCESSIBILITY


Perfectly positioned in the emerging and vibrant location that benefits from great access to road, rail and local amenity.


- 


Gasworks Precinct
800m
- 

Mercedes Benz Autohaus (QLD HQ)
300m
- 

RNA Showgrounds Master-planned Precinct
900m
- 

Bowen Hills Train Station
350m
- 

Cross River Rail Exhibition Station
1km
- 

Inner City Bypass
400m
- 

Brisbane Airport
8km



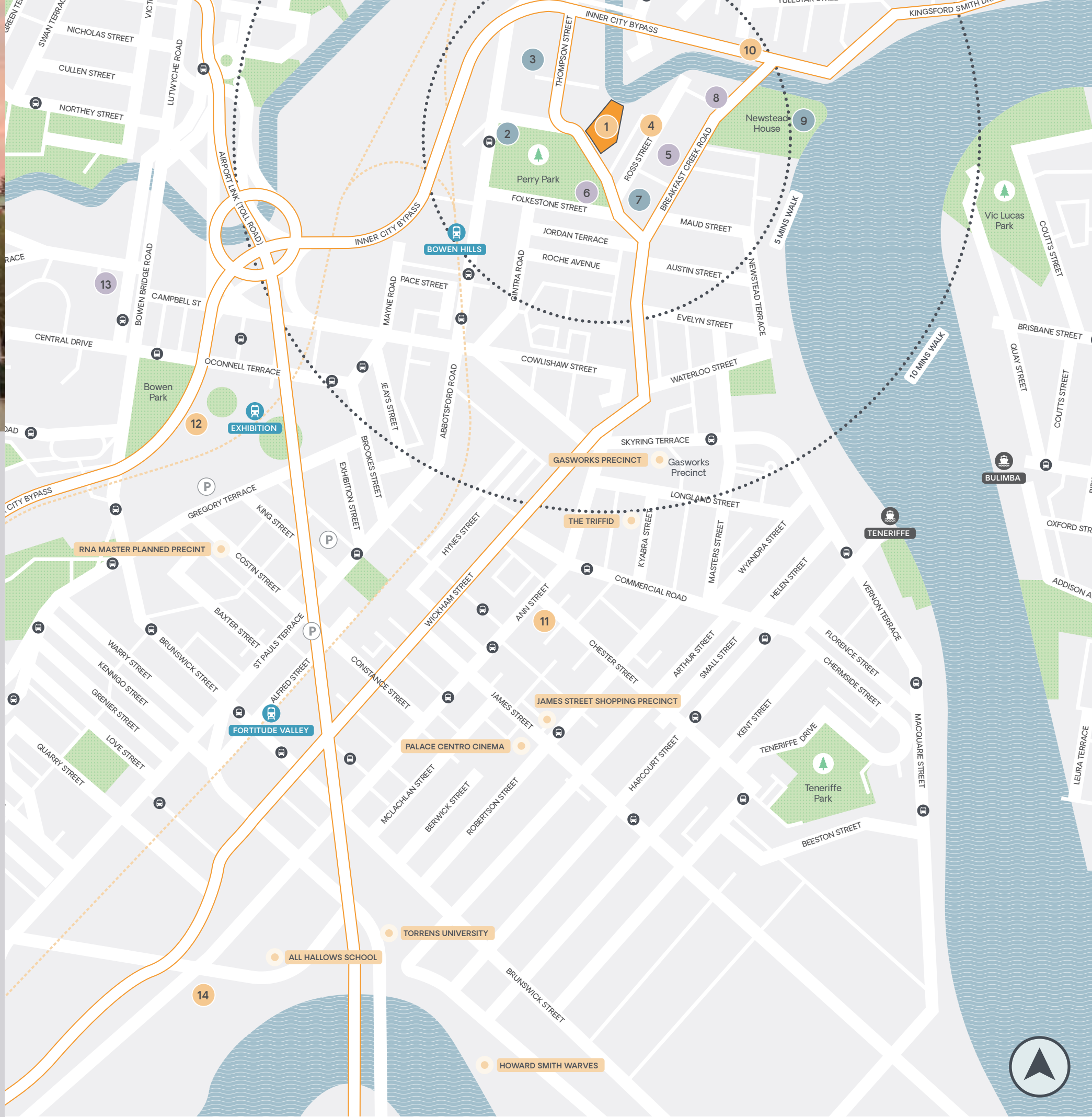
THE LOCAL AREA



This vibrant destination has enjoyed significant infrastructure investment and development over the past decade. Being the natural extension of the Brisbane CBD, the 'Inner North' precinct, and in particular Bowen Hills has been a key area of focus for the State of Queensland and Brisbane City Council's.

Tenant customers of 56 Edmondstone Road enjoy seamless accessibility adjoining all key public transport infrastructure including the nearby Bowen Hills Train Station, the future Cross River Rail station, key bus routes and North Brisbane's major arterial roads. Being one of Brisbane's most vibrant precincts,

Bowen Hills offers cafes, dining, entertainment, shopping and employment, making it a fantastic location to work, live and Play with great new restaurants within close proximity and the vibrant Gasworks precinct a short stroll away.



- Parks/Greenspace
- Waterways
- Key Features
- Railway
- Railway Station
- Bus Route

- Food & Beverage:**
- 1 Little Birdy Cafe
 - 4 Golden Pig Restaurant
 - 10 Breakfast Creek Hotel
 - 11 Fortitude Valley
 - 12 Brisbane Exhibition Showgrounds
 - 14 Brisbane CBD

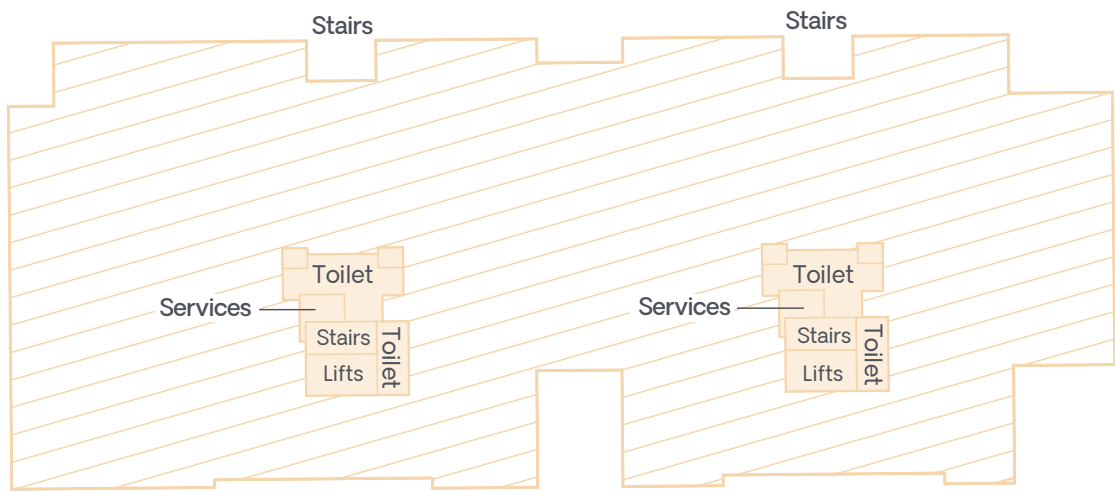
- Health**
- 2 YMCA Newstead/Perry Park
 - 3 Bowen Hills Medical Precinct
 - 7 'The Boo' Lawn Bowls
 - 9 Newstead Park

- Amenity**
- 5 Bunnings Newstead
 - 6 Avenues Early Learning Centre
 - 8 Mercedes Benz Autohaus & Bar
 - 13 Royal Brisbane Hospital

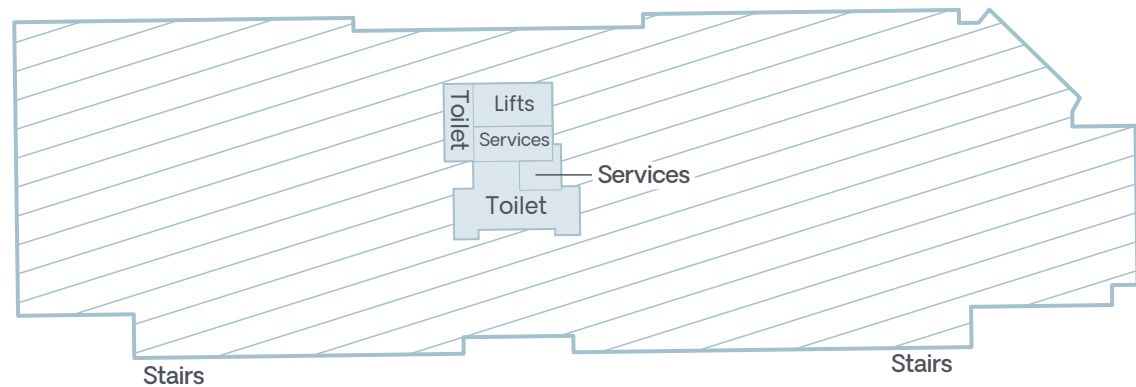
Brisbane's 'Inner-North' precinct is Australia's second largest non-CBD office market and is a globally recognised destination.

AVAILABLE HUBSPACE

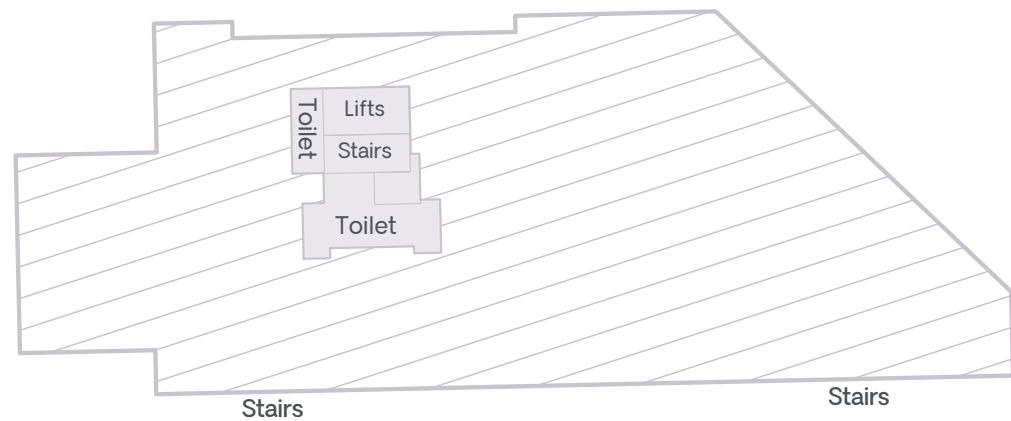
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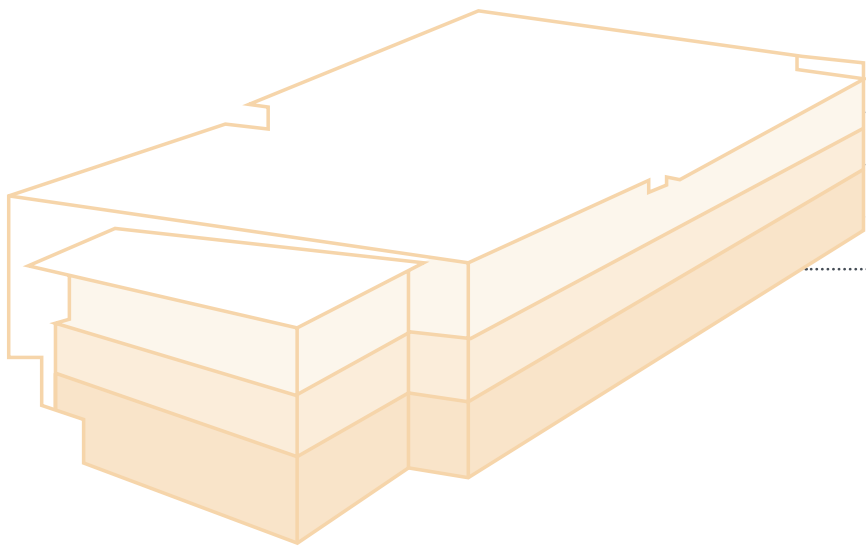
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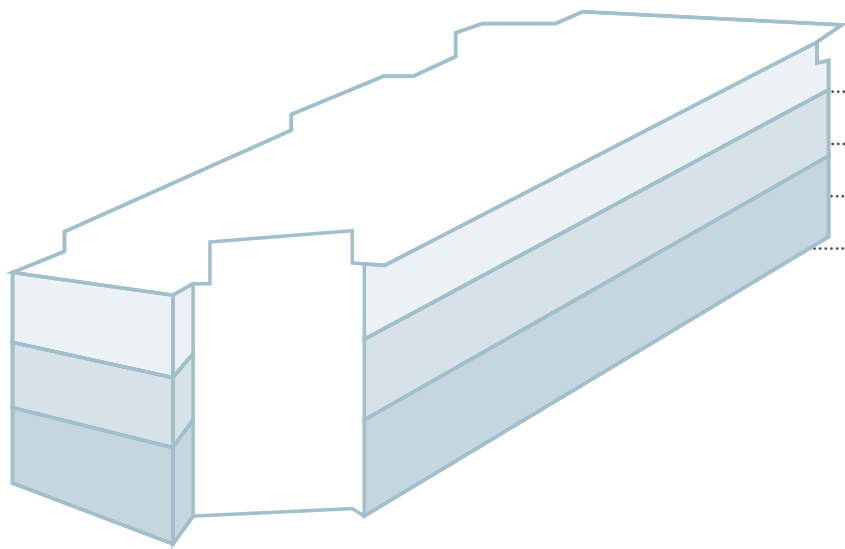
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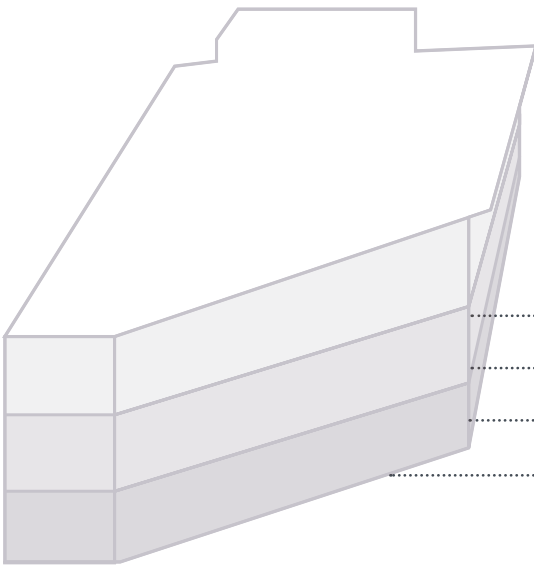
FLEXIBLE TENANCY SIZES AVAILABLE



| | |
|----------------------------------|-----------------------------------|
| Total 5,643m²* | |
| Level 2 | 2,020sqm* - Leased |
| Level 1 | 2,020sqm* - Leased |
| Ground | 795sqm* |
| Basement | 69 car bays 22 motorcycle bays |



| | |
|----------------------------------|-----------------------------------|
| Total 3,770m²* | |
| Level 2 | 1,435sqm* - Leased |
| Level 1 | 1,435sqm* - Leased |
| Ground | 890sqm* - Leased |
| Basement | 43 car bays 10 motorcycle bays |



| | |
|----------------------------------|-----------------------------------|
| Total 2,865m²* | |
| Level 2 | 923sqm* |
| Level 1 | 1,039sqm* |
| Ground | 902sqm* |
| Basement | 29 car bays 10 motorcycle bays |

NOW LEASED



BRISBANE'S INNER-NORTH

HEALTH & WELLBEING



COMMUNITY & EVENTS

Wellbeing Talks, Walking Groups, Mindfulness & Yoga

A connected community is the foundation of every RAM building.

Our Wellness offering combines a range of events and experiences designed to renew, reset and enhance your daily work-life.



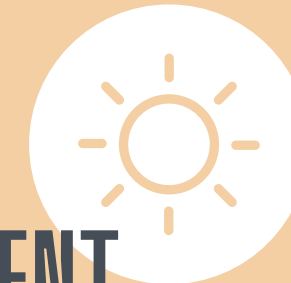
END-OF-TRIP FACILITIES

Change Rooms, Showers, Fresh Towels

End-of-Trip Facilities offer a range of wellbeing amenities to suit every tenant's need - from bicycle racks to fitness centres.

Hotel-style touches are also included to refresh your morning routine, from fresh towel services and dry cleaning, to luxury toiletries.

Our facilities help make the transition between the commute, workday and lifestyle a truly seamless experience.



ENVIRONMENT

Natural Light, Air Quality & Workplace Design

Designed to maximise space, light and productivity - not just for a more enjoyable workday, but because the working environment directly impacts people's wellbeing.

Natural sunlight and optimal indoor air quality are key aspects of a healthy, motivating and productive workspace.

BUILDING INFORMATION



Net Lettable Area

Hub A – 5,643sqm

Hub B – 3,770sqm

Hub C – 2,865sqm

Total 12,278sqm

Population Density

1 person/10sqm

Car Parking

- 141 car spaces (1:83m²)
- 42 motorcycle
- Total: 191 vehicular spaces (1:65sq m)

End of Trip (EOT)

New dedicated EOT to provide 44 bike racks and 6 male and female showers & amenities

Sustainability

Targeting 5.5 Star NABERS
(Currently 4 Star)

Lifts

- Lift system Kone Monospace, in shaft machine roomless
- Number of lifts (passenger) 8
- Capacity (passengers) Lift 1 to 7 (24 Persons);
Lift 8 (26 Persons);
- Capacity (kg) Lift 1 to 7 1800kg;
Lift 8 2000kg

Power

- Electricity supply for the buildings provided via Energex 1500kVA substation located onsite
- Standby Power 630kVA diesel generator

Lighting

Lighting Load = 10W/sqm

Air Conditioning

- Building 1: Base Building Capacity – 877 Kw cooling capacity
- Supplementary Capacity (meeting rooms) 226.9 Kw cooling capacity
- Building 2: Base Building Capacity 612 Kw cooling capacity
- Supplementary Capacity (meeting rooms) 158.8 Kw cooling capacity
- Building 3: Base Building Capacity 488 Kw cooling capacity
- Supplementary Capacity (meeting rooms) 91 Kw cooling capacity + Approx. 6 kw

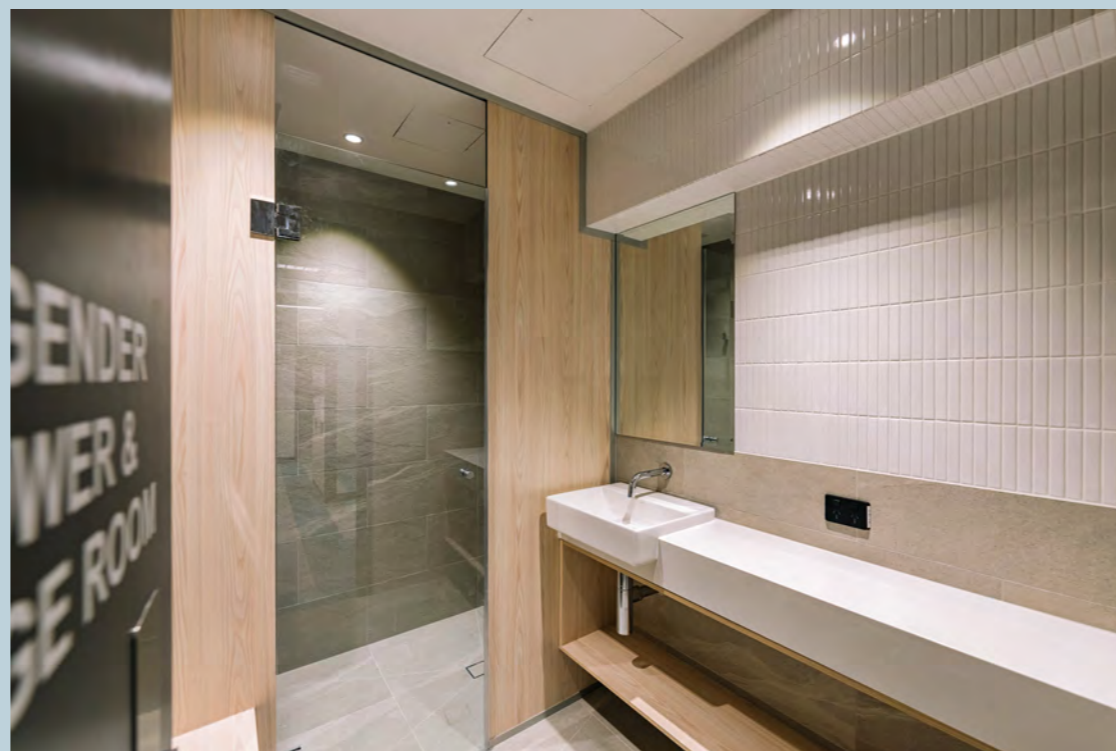
Fire Services

To Code

BMS Controls

Inner Range Integrity









Bo Veivers

National Director
Office Leasing
M +61 405 497 808

Shane Van Beest

National Director
Office Leasing
M +61 415 575 007



Trevor Boddy

Senior Director
Office Leasing
M +61 410 493 949

Zac Hyams

Executive
Office Leasing
M +61 488 613 931



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