

# COMMERCIAL

INFORMATION MEMORANDUM



NIGHTFALL  
REPUBLIC • CANBERRA



GEOCON

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## CONTACT



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# THE BEATING HEART OF REPUBLIC

PLAZA FOR  
THE PEOPLE





- × GIO Stadium - 2km
- × Calvary Hospital - 3kms
- × Canberra Airport - 14km

Department of Immigration and Border Protection

Belconnen Community Centre

Westfield

Waterfront Eateries & Retail

Bus Exchange

High Society

Republic & Dusk

Nightfall

Lake Ginninderra

Wayfarer

Lake Ginninderra College

Canberra International Sports & Aquatic Centre (CISAC)

# COMMERCIAL SUMMARY

51 152

Tenancies Hotel rooms

6,700 M<sup>2</sup>

Total commercial floor space

2,400 M<sup>2</sup>

Total floor space available

\$6,000

Cost per sqm excl. GST

82 M<sup>2</sup> - 314 M<sup>2</sup>

Commercial space opportunities

### PERMISSIBLE USES

- Community use (excluding child care centre and hospital)
- Drink Establishment
- Indoor recreation facility
- Non-retail commercial use
- Restaurant
- Shop

Subject to change.

# PROJECT PARTNERS



## ARCHITECTS

Founded on the philosophy of innovation through collaboration, Fender Katsalidis is a highly awarded, multi-disciplinary international design firm whose work influences built environment thinking across the globe. Specialists in multi-residential, cultural and hotel typologies, delivering holistic solutions in architecture, master-planning, urban design and interiors.

Fender Katsalidis provide solutions notable not only for their design quality, but also their civic contribution and economic mindfulness. Other high profile projects include Canberra's acclaimed New Acton precinct and the MONA gallery in Hobart.



Republic Precinct

## OCULUS

### LANDSCAPE ARCHITECTS

Oculus is a cross-disciplinary design studio creating projects in the public domain that aspire to be challenging, contemporary and multi-dimensional. As urban designers and landscape architects concerned with public space, their work addresses the conditions which contribute to the on-going success of a place: socially, culturally, economically and environmentally.



Barangaroo South Public Domain



### HOTELIER

The largest independent hotelier in the ACT, Iconic Hotels is a proven leader in hotel and hospitality delivery and operations. With the latest Abode Hotel to open at the WOVA precinct, these will be stylish, self-contained hotel accommodation. In addition to this, there are 7 conveniently located Abode hotels available across Canberra and surrounding regions.



Abode Hotel

# THE DEVELOPER

## GEOCON

Delivering a new standard of contemporary living, powered by world-class innovation and refreshingly accessible pricing that redefines urban living for the Canberrans of today and tomorrow.

Established in 2007, Geocon was founded by sole Managing Director, Nick Georgalis. With an annual turnover of \$500 million, Geocon is Canberra's pre-eminent apartment developer.

Delivering over 2,000 apartments a year to the marketplace, Geocon's development team specialise in high-rise, high-density mixed-use precincts, that offer a point of difference to the buyer.

With more than ten years' development experience in the nation's capital, Geocon's intimate local market knowledge and strong relationships with Government agencies, place it in a unique position to deliver top tier apartments, hotels and commercial spaces at an unmatched price and pace.

Currently the largest residential builder/developer in the nation's capital, Geocon ranked 11th in Australia in the Top Homebuilders in the 2019 HIACOLORBOND® steel Housing 100 Report. With experience across multiunit developments, hotels and hospitality, Geocon's market share and pipeline of business continues to grow.

A completely integrated in-house approach underpins Geocon's success. From development site purchase, master planning, design and construction to real estate sales, financing, settlement and property management, Geocon offers a complete purchasing experience for a first home buyer or seasoned investor.

Leading the transformation of Canberra into a world-class, cosmopolitan capital city, Geocon's hallmark is architecturally stunning buildings that deliver a new standard of contemporary living.

Setting the bar for real estate development and sales, Geocon builds design-led lifestyle precincts which are close to town centres, connected to public transport, schools, universities and retail and dining amenities.

Integration through visionary master planning, strategic partnerships with leading design and architect firms and end-to-end project delivery allows Geocon to lead the transformation of the property market in the ACT.

Geocon's competitive advantage is displayed via its portfolio of long-hold assets including land banks and commercial buildings, its strong balance sheet, proven large-scale development financing expertise and successful joint venture partnerships.



# GEOCON MIXED-USE PROJECTS



NIGHTFALL



DUSK



METROPOL



GRAND CENTRAL TOWERS



HIGH SOCIETY



THE REPUBLIC PRECINCT



MIDNIGHT

**NIGHTFALL  
BELCONNEN**

Nightfall marks the final glittering jewel in the The Republic precinct crown. It is the culmination of a bold and remarkable vision to transform a lakeside pocket of Belconnen into a stylish & connected urban community. Laden with potential. Brimming with amenity. Overflowing with style. Yet, critically, still filled with market-defining value.

Completed 2022

—  
\$800m Value  
(Republic Precinct)  
334 Residential  
Apartments

**HIGH SOCIETY  
BELCONNEN**

High Society surrounds you with uncompromising levels of private and public amenity, spanning everything from state-of-the-art recreation facilities to inspired entertainment and social settings. Standing unchallenged as the tallest residential tower in Canberra, High Society marks the glittering jewel in the Republic crown. It is, quite simply, the peak of luxury living.

Completed 2020

—  
\$800m Value  
(Republic Precinct)  
542 Residential  
Apartments  
152 Hotel Rooms

**REPUBLIC AND DUSK  
BELCONNEN**

Immediately adjacent to Nightfall, Republic and Dusk sit at the heart of one of Australia's most dynamic new residential communities. The visionary masterplan overlooking Lake Ginninderra is built upon an ambitious desire to reshape the very fabric of residential Canberra by challenging conventions and expectations at every turn.

Completed 2020

—  
\$800m Value  
(Republic Precinct)  
391 Residential  
Apartments

**MIDNIGHT  
BRADDON**

Midnight is an urban oasis that never sleeps. Located brilliantly between Northbourne Avenue and the vibrant bar and café scene of Lonsdale Street, it offers Braddon's most contemporary fusion of sights, sounds and textures to stimulate every sense at any hour.

Completed 2019

—  
\$200m Value  
230 Residential  
Apartments  
199 Hotel Rooms

**METROPOL  
CANNBERRA CITY**

Striking, edgy and sophisticated, Metropol is an inspired residential statement for Canberra's most savvy. Just moments from bustling Canberra Centre and the tranquility of Glebe Park, it's a rare place where the finest qualities of urban and suburban living meld into one.

Completed 2021

—  
\$319m Value  
552 Residential  
Apartments

**ASPEN VILLAGE  
TUGGERANONG**

Greenway, newest urban community. Aspen Village is the area's most exciting new mixed-use precinct. Nestled between the bustle of the City and the serenity of the Brindabella Mountains, residents will be spoilt with 2,200m<sup>2</sup> of rooftop entertaining space including kitchen and dining, lounges and infinity pool.

Completed 2022

—  
\$470m Value  
622 Residential  
Apartments

**THE ESTABLISHMENT  
GUNGAHLIN**

A luxurious urban community of 1, 2, 3 bedroom apartments optimised to offer Canberra's most dynamic modern living. If health, fitness and wellness are important parts of your life, you'll be spoiled for choice.

Completed 2023

—  
\$140m Value  
272 Residential  
Apartments

**GRAND CENTRAL  
TOWERS WODEN**

A towering urban masterpiece reaching high above the revitalised Woden Town Centre, Grand Central Towers offers Canberra's most exquisite new residential lifestyle with a breathtaking balance of luxury and amenity.

Completed 2020

—  
\$210m Value  
430 Residential  
Apartments

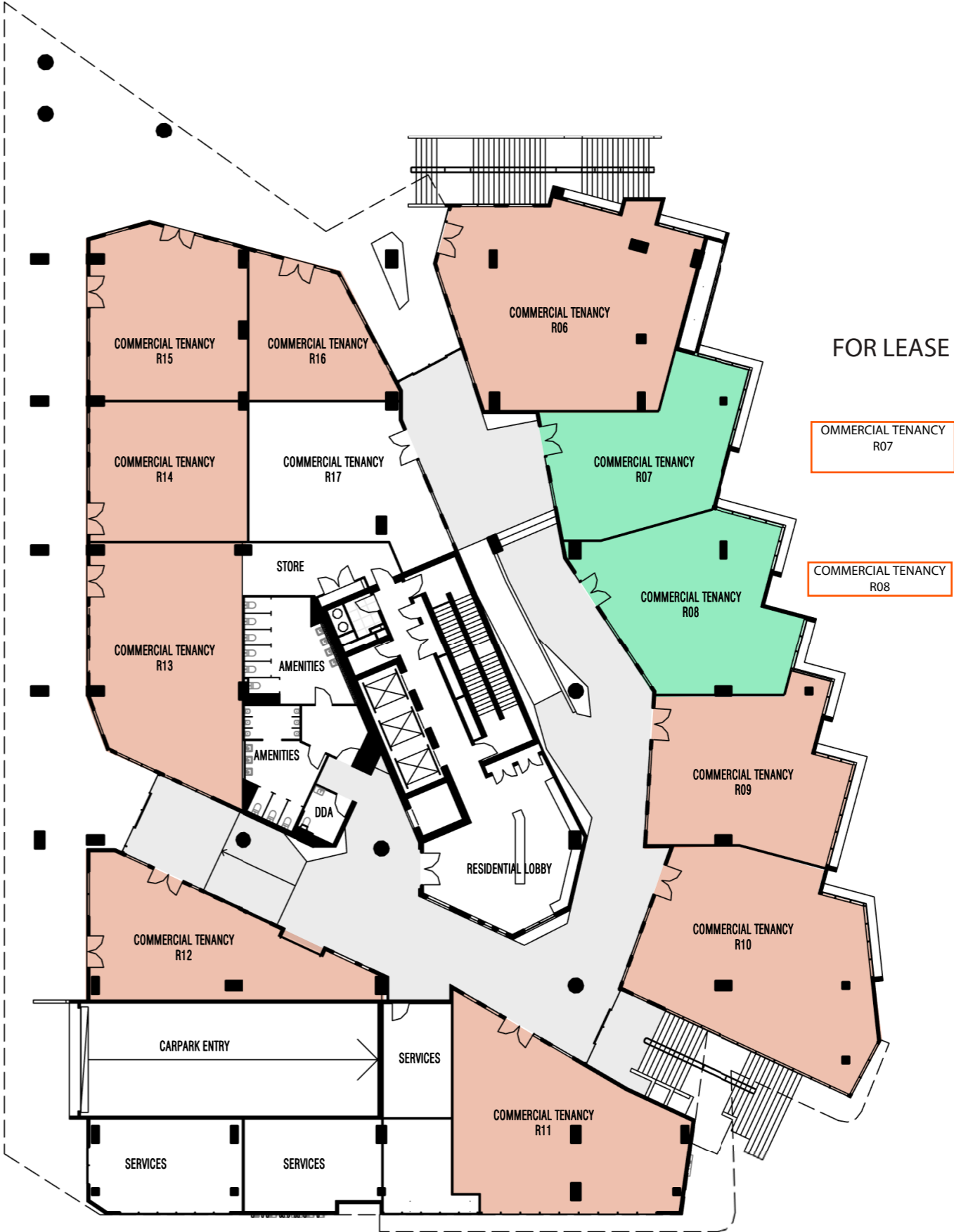
# UNIT SCHEDULE

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Unit Number	Area (sqm)	Level	Tenant Mix
NFL-R06	156	G	IKKO Restaurant
NFL-R07	83	G	Rent: \$38,250 (ex GST) PA
NFL-R08	104	G	Rent: \$48,150 (ex GST) PA
NFL-R09	99	G	White Crown Dental
NFL-R10	144	G	Medical
NFL-R11	122	G	Barber
NFL-R12	89	G	Capital Accounting
NFL-R13	119	G	Dookki Restaurant
NFL-R14	75	G	Dookki Restaurant
NFL-R15	89	G	Dookki Restaurant
NFL-R16	56	G	55 Turkish Cuisine

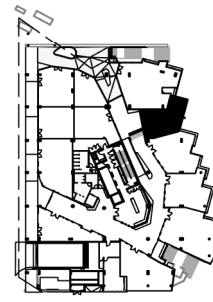
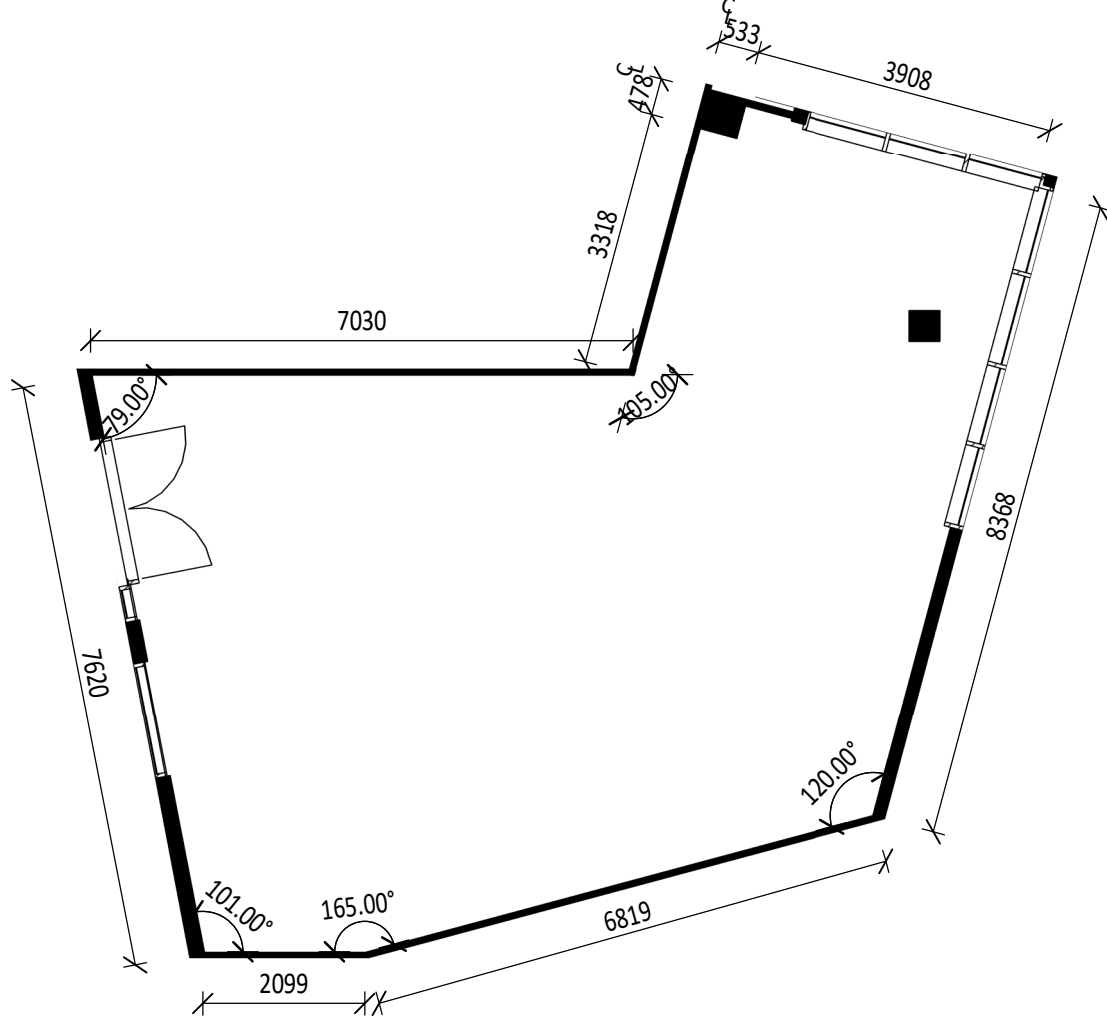
# PLANS

# GROUND FLOOR PLAN





NIGHTFALL



0 m 3 m

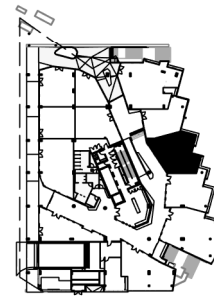
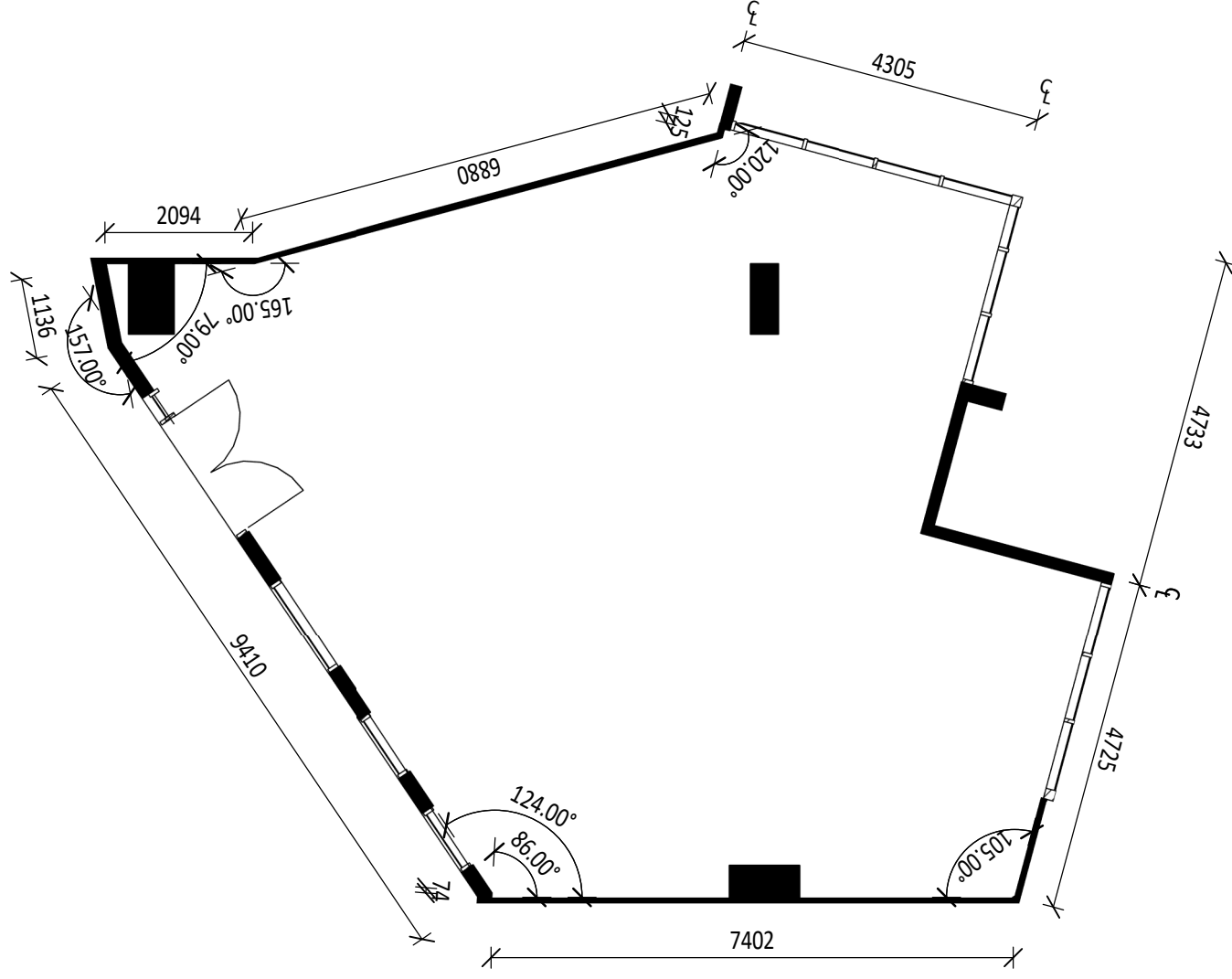
COMMERCIAL UNIT ST3-R07

ST3-R07 81.00 m<sup>2</sup>

DWG NO	DWG TITLE	REVISION	DATE
M-1507	COMMERCIAL UNIT ST3-R07	REV - 1.4	06.05.2021

**GEOCON**

Whilst we endeavour to ensure the contents of these plans are correct at the time of printing, the information they contain is to be used as a guide only. Furnishings and floor coverings are for illustrative purposes only, are not shown to scale nor included in the stated price (unless expressly included). The columns shown may vary in diameter throughout the building. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. The plans were completed prior to the completion of the final design, engineering and construction of the building, therefore design, engineering, dimensions, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale.



0 m 3 m

COMMERICAL UNIT ST3-R08

ST3-R08 102.00 m<sup>2</sup>

DWG NO	DWG TITLE	REVISION	DATE
M-1508	COMMERICAL UNIT ST3-R08	REV - 1.4	06.05.2021