

COMMERCIAL

INFORMATION MEMORANDUM



NIGHTFALL
REPUBLIC • CANBERRA



Sentia

GEOCON

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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

Westfield

Belconnen
Community
Centre

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

Tenancies

152

Hotel rooms

6,700 M²

Total commercial floor space

2,400 M²

Total floor space available

\$6,000

Cost per sqm excl. GST

82 M² - 314 M²

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.

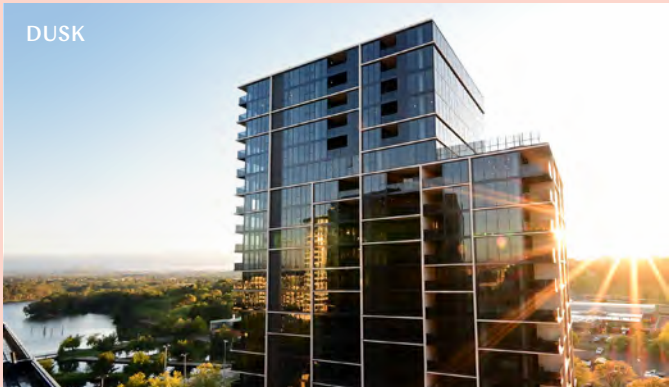
Geocon's competitive advantage is displayed via its portfolio of long-hold assets including land banks and commercial buildings, its strong balance sheet, proven large-scale development financing expertise and successful joint venture partnerships.



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
CANBERRA 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 2,200m² 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

UNIT SCHEDULE

Unit Number	Area (sqm)	Level	Price
NFL-R01	98	LG1	SOLD
NFL-R02	87	LG1	\$609,900.00
NFL-R03	79	LG1	\$553,000.00
NFL-R04	104	LG1	\$698,000.00
NFL-R05	87	LG1	Block Real Estate
NFL-R06	156	G	IKKO Restaurant
NFL-R07	83	G	RESERVED
NFL-R08	104	G	RESERVED
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
NFL-R17	90	G	\$602,000.00

UNIT TYPES

LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

