



fiveight

ONE  
NINETEEN

**Leasing  
Information**

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190 St Georges Terrace  
Perth, Western Australia

UNDER REDEVELOPMENT

# Introducing **OneNinety**

—A business hub designed with the new generation of small-to-medium sized businesses in mind.

- 12 Levels
- A-Grade Office Building
- 200sqm to 890sqm brand new turnkey fitted suites available soon

Fiveight's major investment in the OneNinety's redevelopment will allow dynamic mid-sized businesses access to a level of amenity, design and service unrivalled in a boutique building in the city.

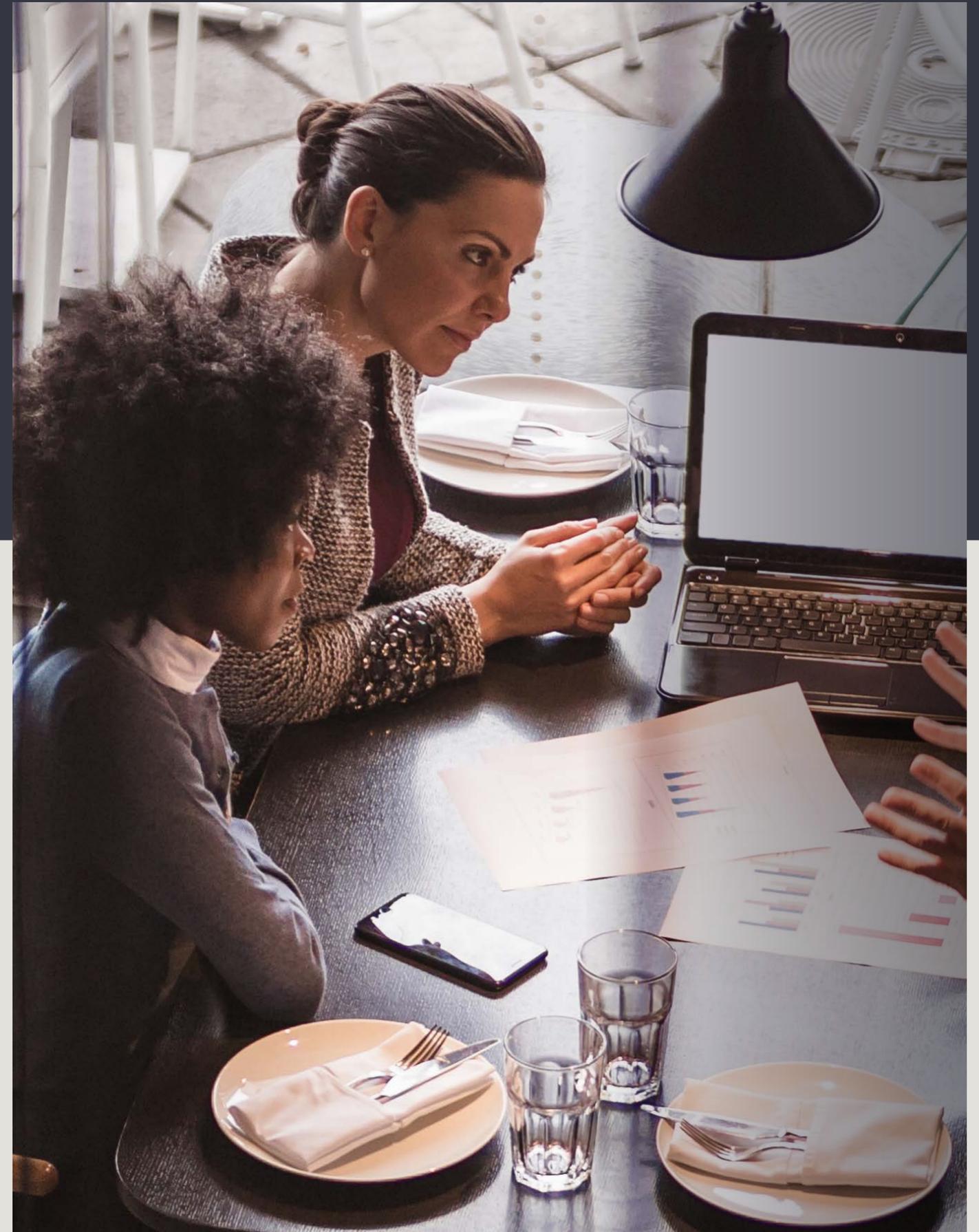
Originally developed in 1982 by legendary British entrepreneur Lord Alistair McAlpine and situated on the northern side on The Terrace, OneNinety adjoins the heritage-listed Cloisters, the original location of Hale School.

The OneNinety building has a 2.5 star NABERS Energy Rating.

# REWORK WORK

OneNinety is the re-invention of an established building at 190 St Georges Terrace. Here, we are rethinking what an office can be, what work and collaboration will look like in a post-pandemic world, and what well-considered spaces can do for your business and your team.

**OneNinety** is for those who are future-focused; those leaders who wish to join a select group of like-minded, entrepreneurial businesses and build the next generation of great Western Australian success stories.



HIGHER  
PROFILE

**OneNinety** puts your brand at the centre of the action. It will be the perfect base to connect with clients, partners and collaborators.

Bespoke architecturally-designed workplaces, connected to collaborative spaces, and a level of amenity and service that has until now been the sole purview of large A-Grade assets, will ensure OneNinety becomes a CBD hub that will help smart companies attract and engage the most talented workforce in an ever-tightening labour market.

OneNinety will be a place you'll be proud to share with your clients – a space designed to be your business advantage – where your business will thrive in an environment that is both fit for purpose and a joy to occupy.



Artist's Impression Only.

BY FIVEIGHT

ONENINETY

# What sets OneNinety apart?

No corners have been cut in the planning of OneNinety, every detail has been considered because we believe that businesses thrive in special places that reflect their values. While digital connections are now a fact of business life, face-to-face will always be better, and OneNinety is designed to facilitate this at every opportunity.

**1. Boutique Club-Like Offering**  
With the atmosphere and level of service you'd find in a boutique hotel.

**2. Café & Wine Bar\***  
Offering informal meeting spaces and catering to tenants.

**3. Guest Relations Manager**  
A dedicated building Guest Relations Manager to help with all your needs.

**4. The Mezzanine Work Club**  
Fully bookable conference and meeting facilities with access to a mezzanine courtyard.

**5. End-of-Trip Facilities**  
Brand new luxury facilities available on the ground floor.

**6. Retail**  
Redeveloped ground floor lobby, including anchor retail tenant.

**7. Well Connected**  
When you're in the centre of the city, you're in the centre of everything. OneNinety connects you with the people who matter and the places you need. A quick meeting with clients and collaborators or an Uber to the airport and beyond. It's easy.

**8. Laneway Link**  
OneNinety will reactivate the laneway connecting to Hay Street, offering direct access from St Georges Terrace. It's a simple and intelligent way to ensure all the perks of working in the city will be within even easier reach.

ONENINETY  
CAFÉ & WINE BAR  
URBAN COURTYARD  
LANEWAY TO HAY STREET  
END-OF-TRIP FACILITIES  
LIFTS  
WORKHUB (MEZZANINE LVL)

In an era when connections have never been more important, **OneNinety** puts you at the heart of it all.

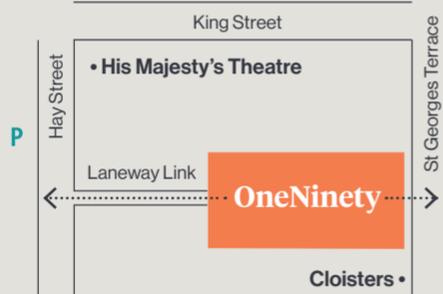
All that matters in the CBD is just a short walk away, while convenient freeway access means you can be at a cross-town meeting or, indeed, the airport, within minutes.

OneNinety's St Georges Terrace address and direct connection to Hay Street places you in the centre of every transport option imaginable – from the train, to free CAT bus services, to the ferry at Elizabeth Quay.

Dining, entertainment and cultural offerings will surround you leaving you spoiled for choice any time of day.



OneNinety's green 'living laneway' will feature a sequence of curated experiences from the Terrace entry through to Hay Street.



OneNinety is set to provide a green-lined link from St Georges Terrace, through the lobby Wine Bar\*/Café, to the alfresco courtyard and laneway, north to Hay Street and the King Street Precinct.

The design team have curated a thoughtfully-detailed range of spaces that will be active, welcoming and sustainable.



① **Laneway Link**

An upgraded service lane to Hay Street with public art potential

② **Landscaped Alfresco**

A sheltered, landscaped urban courtyard with open seating

③ **Wine Bar\*/Café**

A café/wine bar for coffee, breakfast, lunch during the day, & wine and tapas in the evenings

④ **Guest Relations Manager**

A dedicated building Guest Relations Manager to help with all your needs

⑤ **Feature Fire Place**

With relaxed seating

⑥ **Frontage to Retail Tenant**

⑦ **End-of-Trip Facilities**

Easy access from Hay Street

⋮ **Finishes**

New finishes throughout, supported by a curated art journey and feature ceiling

**OneNinety's** shared spaces have been designed to embrace and encourage collaboration and spark real, meaningful interactions beyond the computer screen.

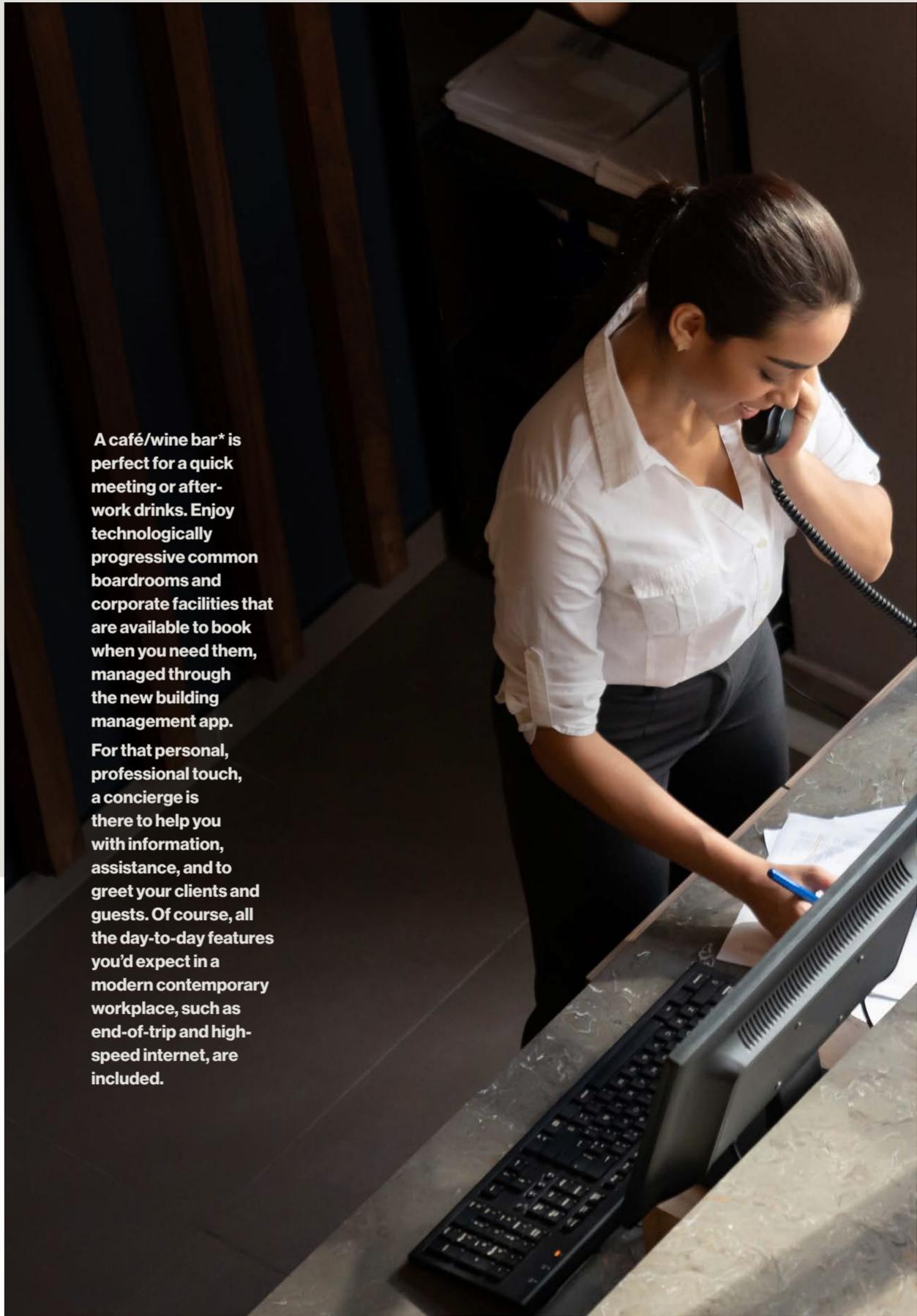
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*Artist's Impression Only.*



NEED WANT



A café/wine bar\* is perfect for a quick meeting or after-work drinks. Enjoy technologically progressive common boardrooms and corporate facilities that are available to book when you need them, managed through the new building management app. For that personal, professional touch, a concierge is there to help you with information, assistance, and to greet your clients and guests. Of course, all the day-to-day features you'd expect in a modern contemporary workplace, such as end-of-trip and high-speed internet, are included.

5 Star Service

With a focus on shared spaces and amenities that create energy and collaboration, **OneNinety** will redefine what an office space is for a new generation of Perth business.

**The Mezzanine Work Club**

Tenants will enjoy the convenience of new communal conference room facilities, allowing them to maximise their own office space. Located at the rear of the mezzanine, with access to a courtyard, large meeting and conferencing facilities are bookable via a dedicated building app or Guest Relations Manager and can be catered by the lobby café.

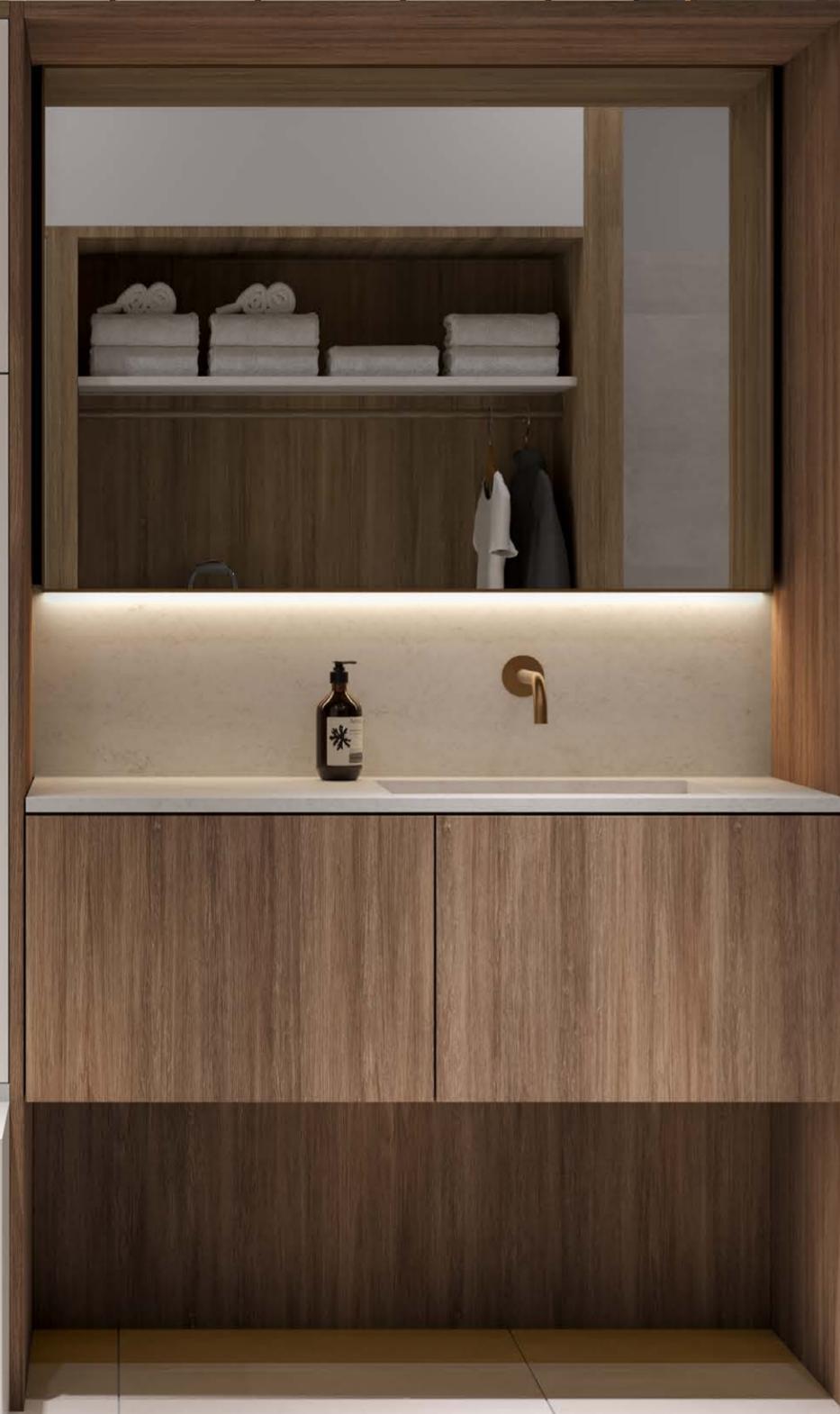


ONENINETY BY FIVEIGHT

# End-of-Trip Facilities

The latest end-of-trip facilities are on the ground floor with easy access from Hay Street.

- 74 Lockers
- Showers
- Upgraded bathroom facilities
- Towel service
- Storage for 37 bikes featuring e-bike and e-scooter charging and bike repair station.



**OneNinety** will provide the opportunity for those who are locally-engaged and globally-connected to interact.



The OneNinety Tenant Services team will be dedicated to empowering resident employees and their guests to connect both face-to-face and through the intelligent use of technology.

**Initiatives being developed exclusively for OneNinety tenants**

**1. Onboarding**

Welcome gift with a café voucher for new employees.

**2. Monthly Events**

Community engagement including 'happy hour' food and drink subsidies and giveaways.

**3. App Portal**

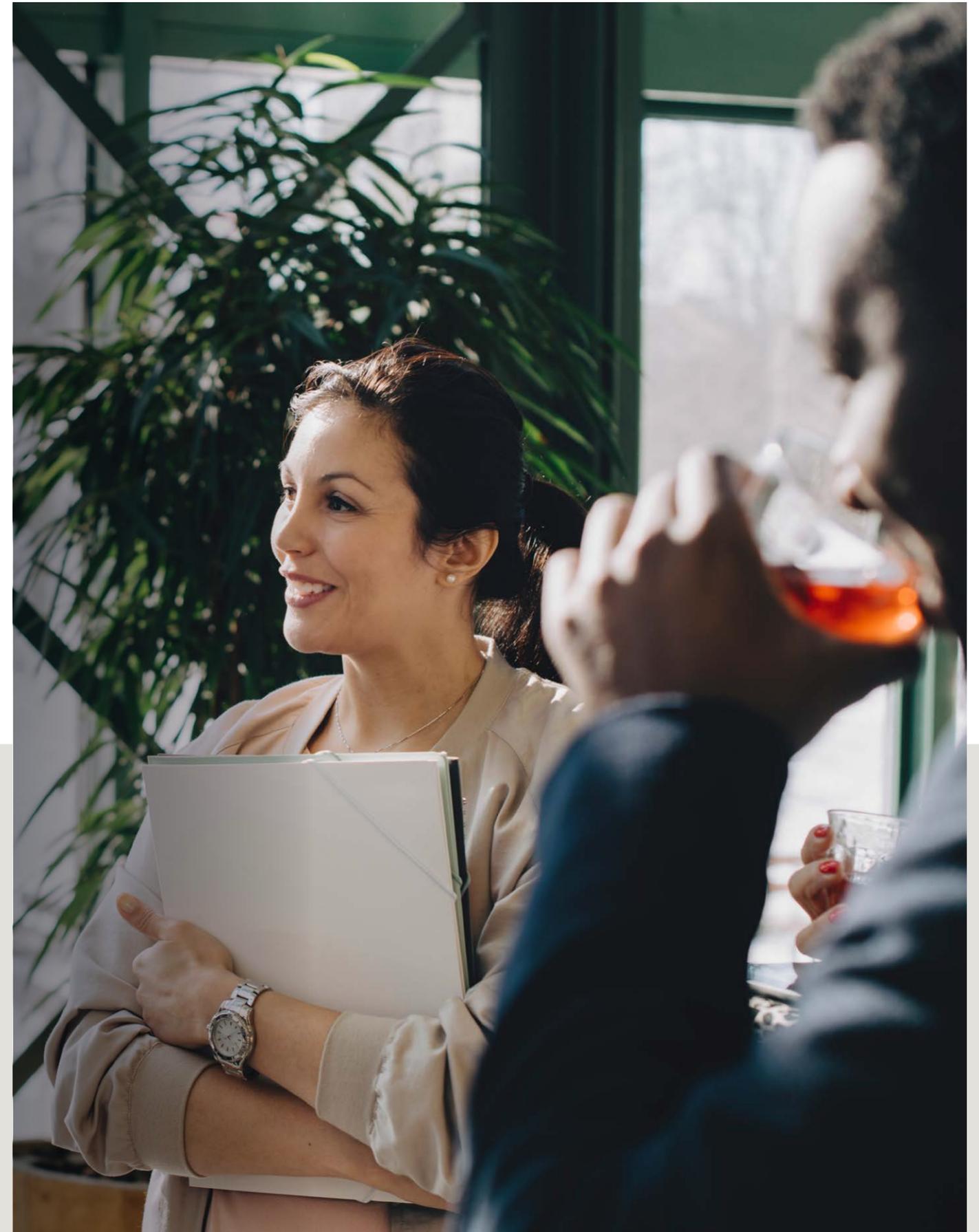
Direct marketing link to OneNinety customers. Perfect for What's On promotional content.

**4. Exclusive Catering**

For meeting room facilities on the Mezzanine Level.

**5. App Technology**

For e-commerce transactions.



The range of spaces available ensures our leasing team is well placed to work closely with you to tailor a solution and a package that will fit your business now and into the future.

10.	SUITE 10.01 370 sqm		SUITE 10.02 299 sqm		RECENTLY LEASED
9.	EXISTING TENANT	EXISTING TENANT	EXISTING TENANT	RECENTLY LEASED	
8.	RECENTLY RENEWED				
7.	SUITE 7.01 889.90 sqm				
6.	SUITE 6.01 419.00 sqm		EXISTING TENANT	RECENTLY LEASED	
5.	UNDER OFFER		UNDER OFFER		
4.	RECENTLY LEASED				
3.	SUITE 3.01 299.4 sqm		EXISTING TENANT	EXISTING TENANT	
2.	SUITE 2.01 568.40 sqm		EXISTING TENANT	SUITE 2.03 171.40 sqm	
1.	SUITE 1.01 660.80 sqm			SUITE 1.02 183.40 sqm	
M.	EXISTING TENANT		THE MEZZANINE WORK CLUB		
G.	LOBBY		GROUND FLOOR RETAIL (LEASED) 218 sqm		

## OneNinety seeks to transcend the traditional tenant/landlord relationship by forming a true, mutually-beneficial business partnership.

With 200sqm to 890sqm brand new turnkey fitted suites available soon, OneNinety is the opportunity for both emerging and established businesses to take their operations to the next level.

Our bespoke fit-out service will enable a select few to create architecturally-designed spaces that will reflect their brand and represent their values while utilising the natural light and embracing a green design philosophy.

Beyond the physical space, the OneNinety team is dedicated to helping all resident businesses thrive by providing a service-orientated approach to asset management and a level of attention to detail more reminiscent of a boutique hotel than a traditional office tower.





The Swan, Perth



Indiana, Cottesloe

**Fiveight** is a company of Tattarang, one of Australia's largest private investment groups. We are both the asset manager and developer of **OneNinety**, allowing us to be a flexible and committed private landlord.

As property revivalists, we are focused on owning or creating iconic properties or precincts, seeking strategic investments with long-term horizon, and implementing new ideas in all we do.

Every project and asset in our portfolio has a strong emphasis on quality, sustainability and design.

We've earned recognition as custodians of landmark commercial real estate assets, including the restoration and revitalisation of iconic heritage sites.

We have an experienced and passionate team across development, project management, asset management and investments to help shape the iconic places and projects we own and develop.

— we are property

**RE—  
—VITAL  
ISTS.** **fiveight**  
A company of  Tattarang



# COMMERCIAL PROPERTY

This Information Memorandum was prepared by Fiveight (Landlord) to assist any potential tenant or other recipient (collectively, the Recipient) to determine whether they may be interested in leasing any part of the property (Building) and participate in the process contemplated in this Information Memorandum (Purpose).

This Information Memorandum is provided for general information purposes only, without taking into account any person's objectives or financial position and does not purport to contain all information that may be relevant for the Purpose. This Information Memorandum, and any related information provided for the Purpose, should not be relied on by any Recipient in considering the merits of any particular transaction. Each Recipient should undertake their own detailed due diligence enquiries and investigations regarding the Building and any present or future use, potential financial return, liability, or other matter, related to the Building.

\*This Information Memorandum may contain forward looking statements, forecasts and projections or statements concerning the performance of the Building or tenancy mix within the Building. Artistic images presented in this Information Memorandum are subject to change. The Landlord and the Landlord's related entities as well as any leasing or asset manager of the Landlord (collectively, the Landlord's Associates) do not make any express or implied representation or warranty that the information in this Information Memorandum (including any such images, statements, forecasts, estimates, proposed wine bar (which is subject to entering into a lease) or projections) is accurate, complete or correct.

To the maximum extent permitted by law, the Landlord and the Landlord's Associates, and their respective directors, officers, employees, consultants and agents are released from, and are not in any way liable to the Recipient or any other person for, any action, claim, cost, loss, damage or expense arising directly or indirectly from any such information or any reliance on, or error or omission in, such information.

This Information Memorandum is not a disclosure statement or other offer document and does not constitute an offer to lease any part or all of the Building. The Landlord may, in its absolute discretion, at any time, cancel or change the information as set out in this Information Memorandum.

By accepting this Information Memorandum, the Recipient acknowledges that it understands the contents of this disclaimer and agrees to be bound by the above terms and agrees to keep confidential all information in this Information Memorandum.



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