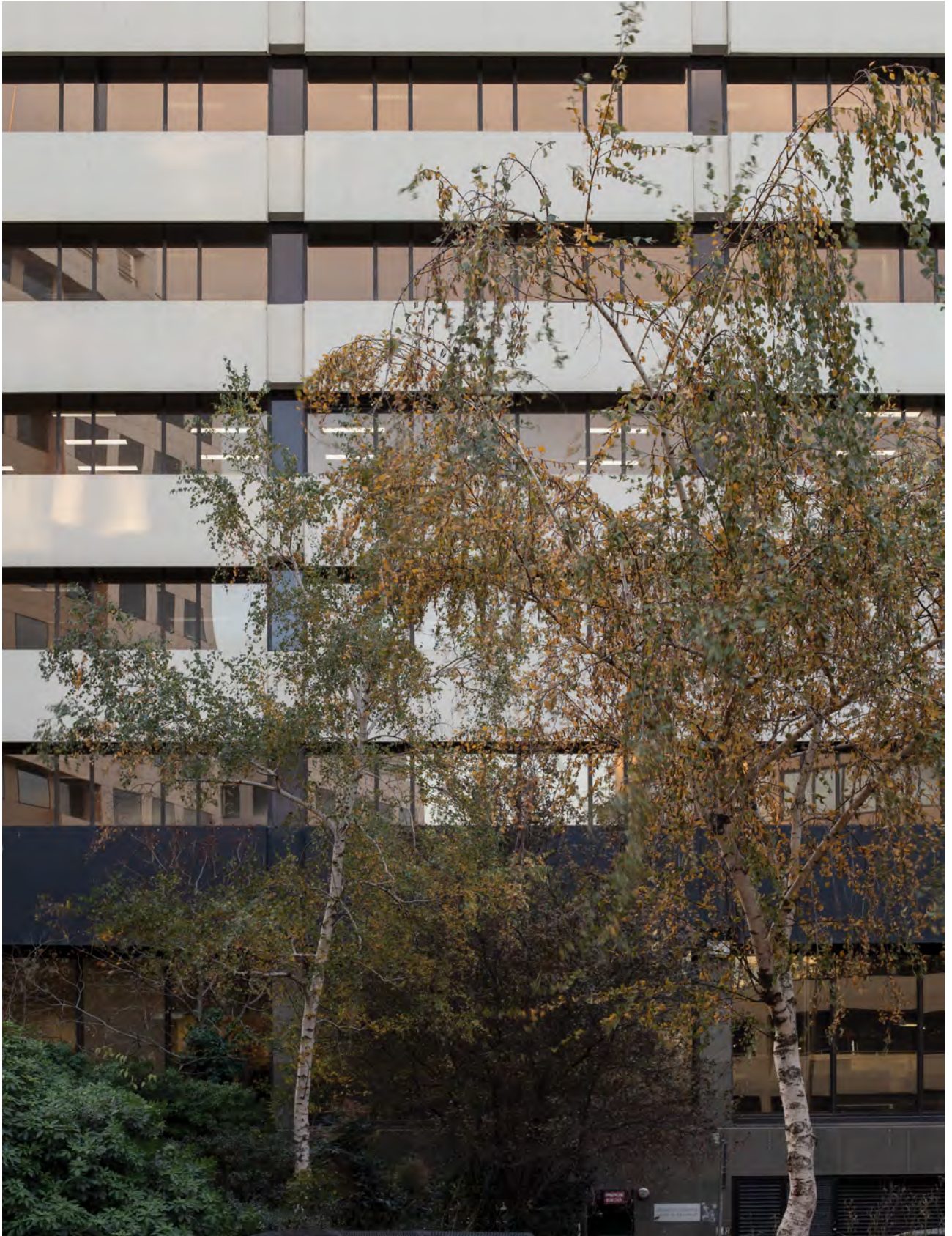


221 LONDON WORKSPACES

Personalised workspaces for small to large businesses



MOLONGLO

GPO Box 1565 Canberra ACT Ngunnawal Country 2601

molonglo.com/spaces/city/canberra

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221 London is a 12-storey commercial office building with views of Lake Burley Griffin and Canberra city. This modernist gem was originally constructed in 1968 as Electricity House and has been refurbished throughout its life. It is now an operationally efficient building on track to achieve a 4.5 star NABERS energy rating, targeting 5 stars.

Molonglo has recently completed interior refurbishments to most levels of the building, providing new quality workspaces for small to large businesses. The final stages of the refurbishment include: a new lobby, upgraded end-of-trip facilities on lower ground incl. bike storage and car parking.

221 London is located in City East, an evolving area undergoing transformation with extensive government and private investment. Significant new developments include Meriton Suites, Highgate and Park Avenue Apartments and Constitution Place. A new UNSW campus is also underway. This all tells a story of a city pocket in healthy transition.

City East is fast becoming the most desirable place to locate business, serviced by excellent transport connectivity including an extension of the Canberra Light Rail.





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2 Available workspaces – now leasing

Molonglo has designed a series of personalised workspaces at 221 London. Each space is unique and flexible in its layout. Sizes range to accommodate small teams of 4-12 people and larger teams of up to 50 people.

Fully-furnished spaces are ready to occupy, including Herman Miller or Schiavello sit-stand desks and Steelcase task chairs. Custom fitout designs are also available.

The new workspaces provide a much-needed alternative to the prevailing Silicon Valley-style of co-working, often typified by open plan layouts where privacy and quality of fitout are lacking. 221 London workspaces are private and secure and the design is non-generic.

Interior features include polished concrete flooring, quality carpets, stone kitchen benchtops and furniture from local designers. Circulation between workspaces has been designed with as much care as the workspaces themselves with light-filled corridors and large sliding timber-framed doors.

Generous window proportions maximise natural light and views across the city.





10



11



WORKSPACE 1.02, LEVEL 1

10-15 people (122 sqm)

Fully furnished, ready to occupy

Herman Miller sit-stand desks

Steelcase task chairs

Reception and waiting area

Private meeting room

Collaboration area

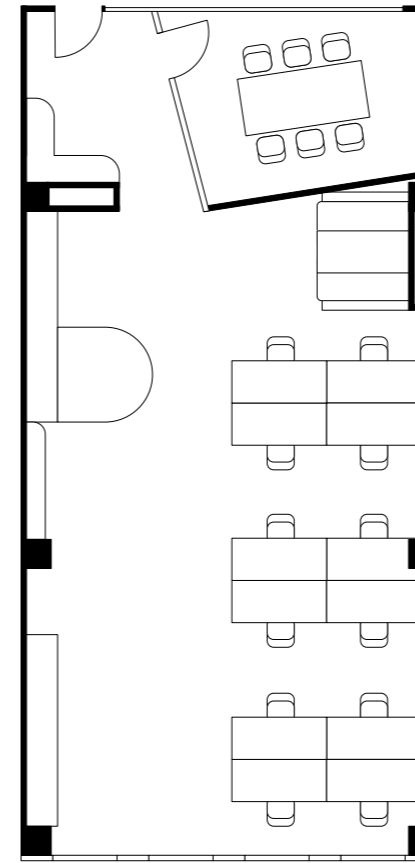
Kitchen and breakout area

Bathrooms and end-of-trip facilities

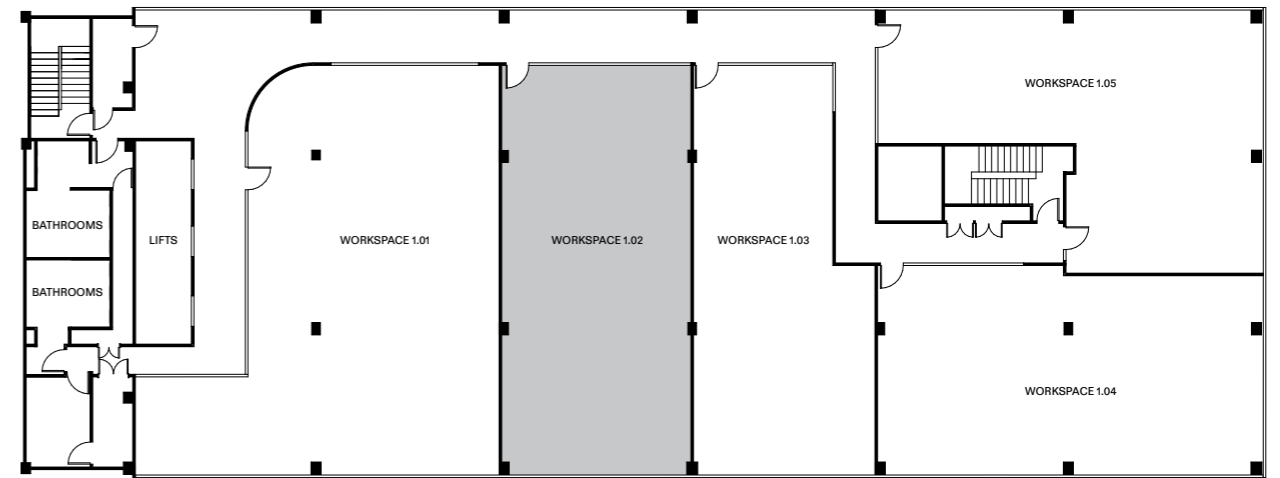
Printing area



12



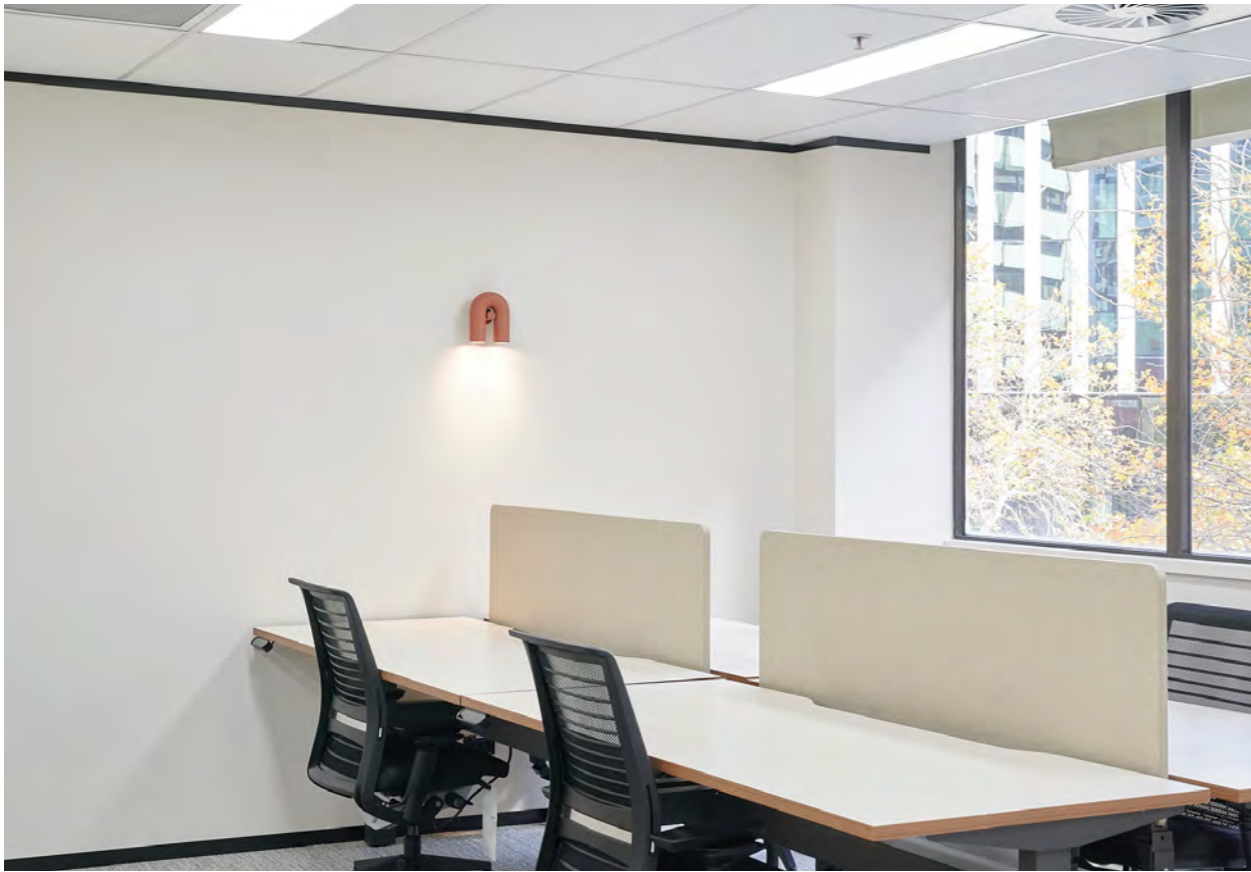
1.



2.

13

1. Fitout Floorplan.
2. Level 1 Context Floorplan.





WORKSPACE 1.03, LEVEL 1

8-12 people (101 sqm)

Fully furnished, ready to occupy

Herman Miller sit-stand desks

Steelcase task chairs

Reception and waiting area

Private meeting room

Collaboration area

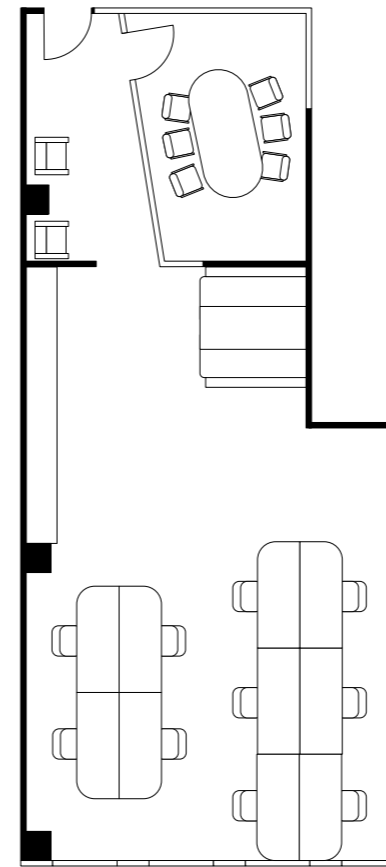
Kitchen and breakout area

Bathrooms and end-of-trip facilities

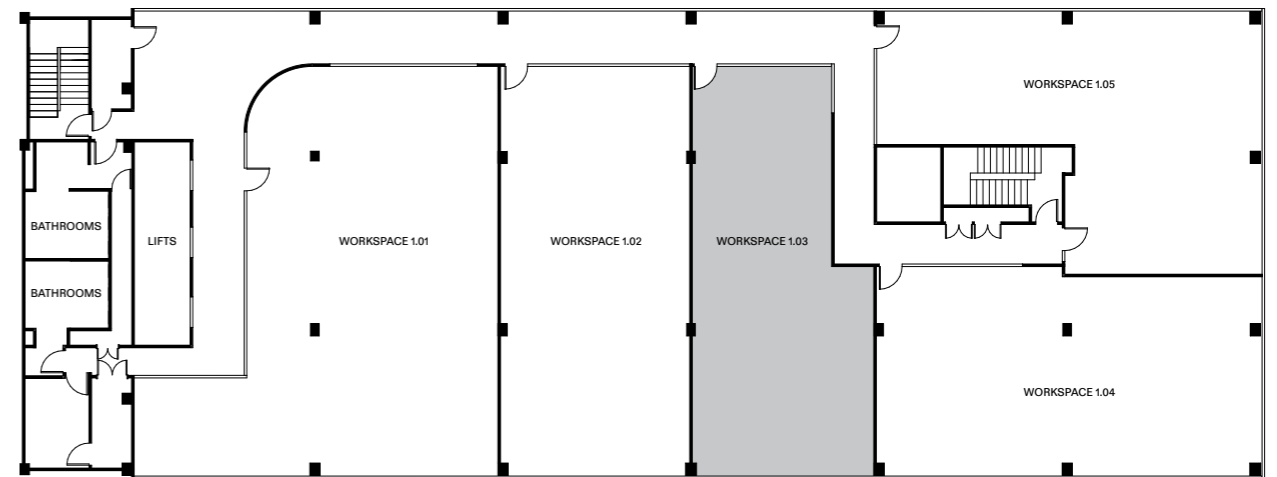
Printing area



18



1.



2

19

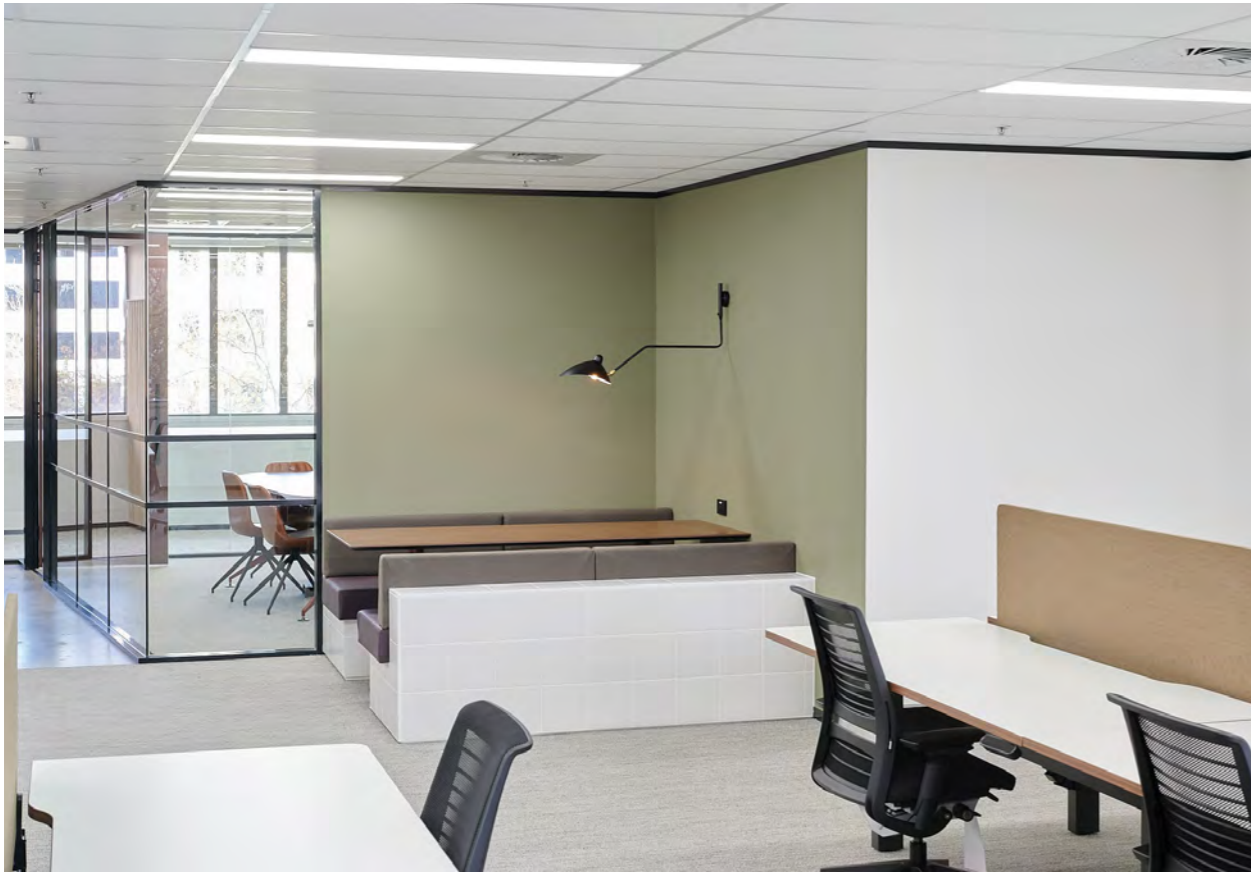
1. Fitout Floorplan.
2. Level 1 Context Floorplan.



20



21



WORKSPACE 1.04, LEVEL 1

8-12 people (121 sqm)

Fully furnished, ready to occupy

Herman Miller sit-stand desks

Steelcase task chairs

Reception and waiting area

Private meeting room

Boardroom

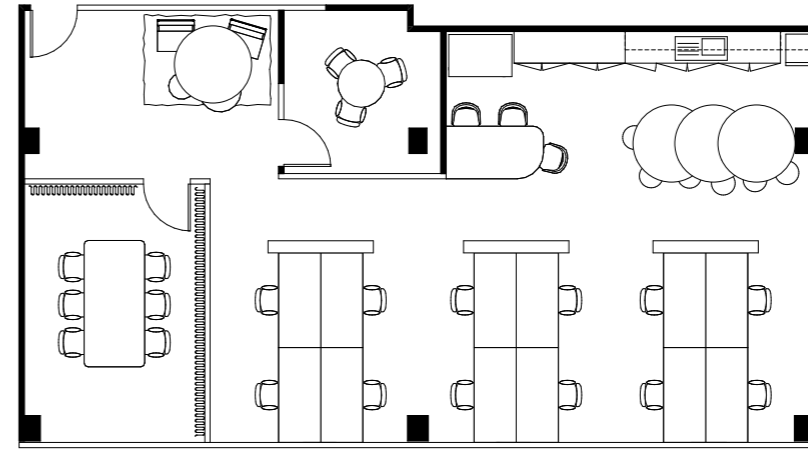
Collaboration area

Kitchen and breakout area

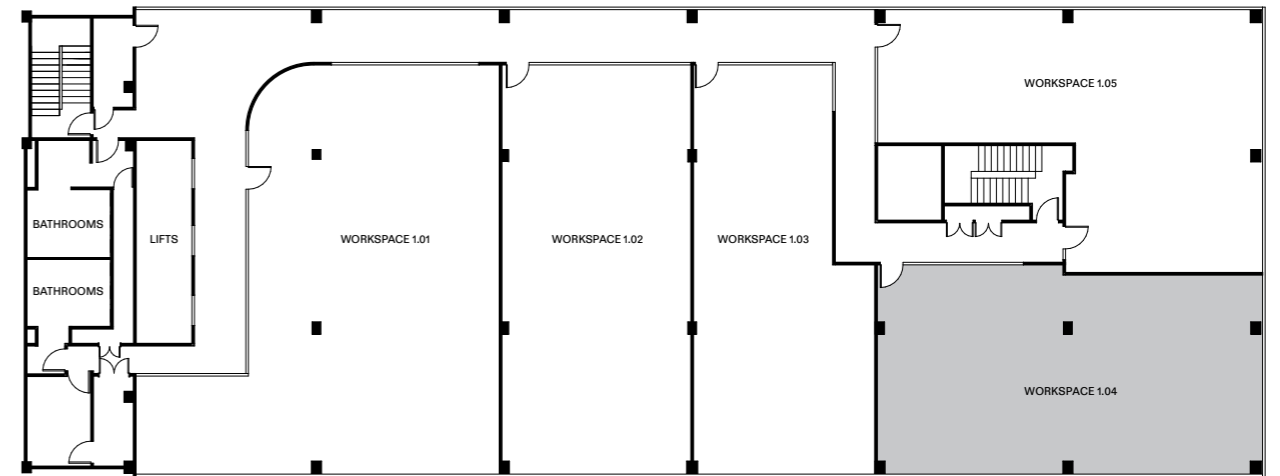
Bathrooms and end-of-trip facilities



24



1.

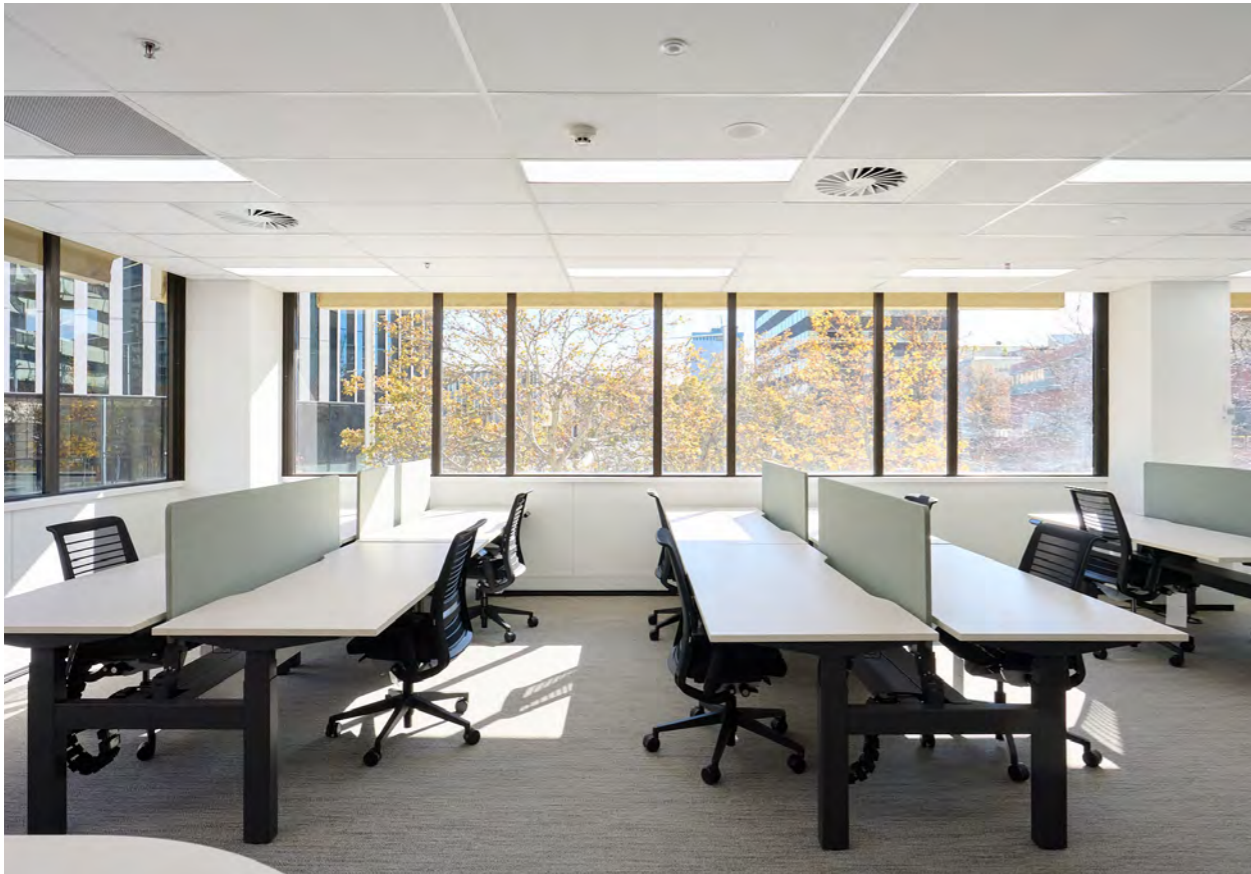


2.

25

1. Fitout Floorplan.
2. Level 1 Context Floorplan.





28



29

WORKSPACE 1.05, LEVEL 1

8-12 people (121 sqm)

Fully furnished, ready to occupy

Herman Miller sit-stand desks

Steelcase task chairs

Reception and waiting area

Private meeting room

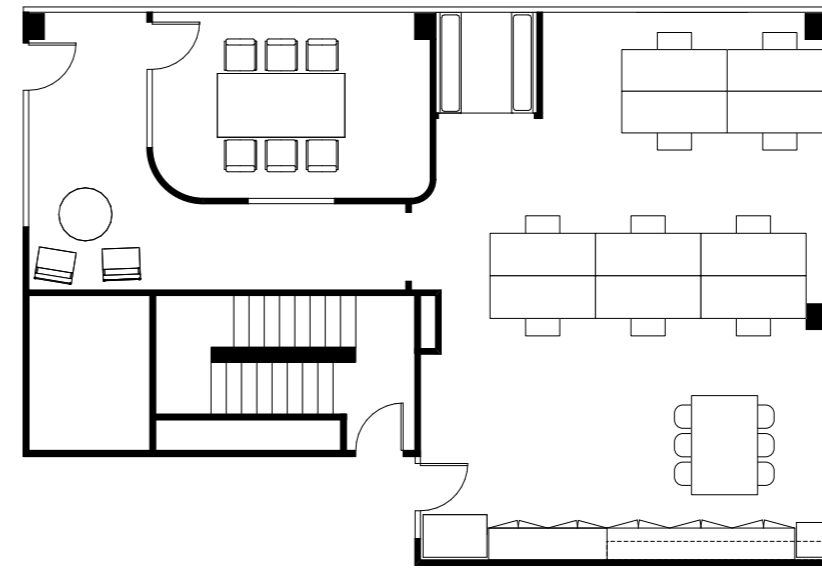
Collaboration area

Kitchen and breakout area

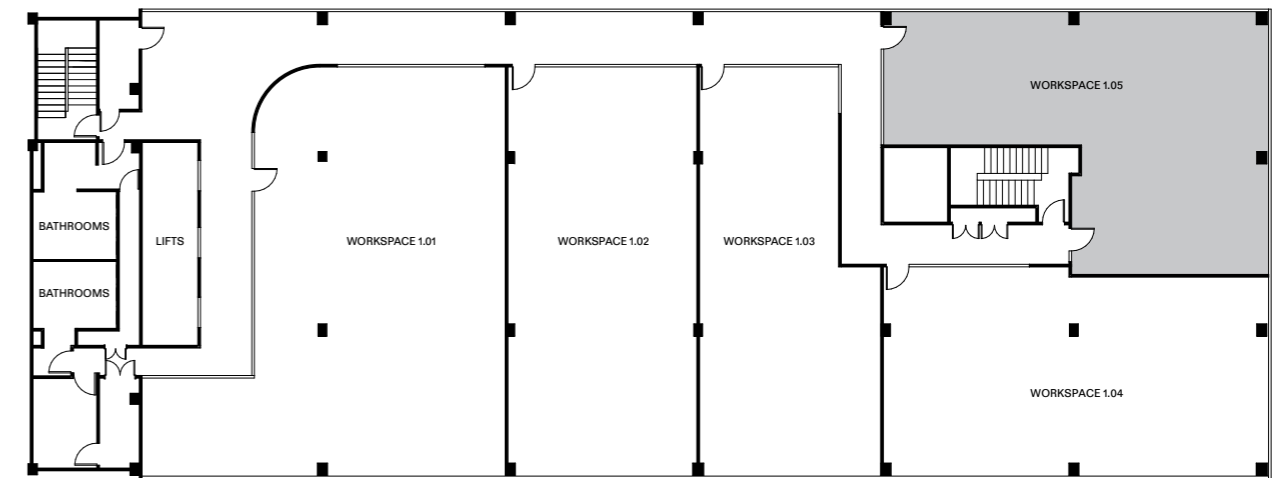
Bathrooms and end-of-trip facilities



30



1.



2.

31

1. Fitout Floorplan.
2. Level 1 Context Floorplan.



WORKSPACE 3.02, LEVEL 3

50 people (501 sqm)

Fully furnished, ready to occupy

Herman Miller sit-stand desks

Steelcase task chairs

Reception

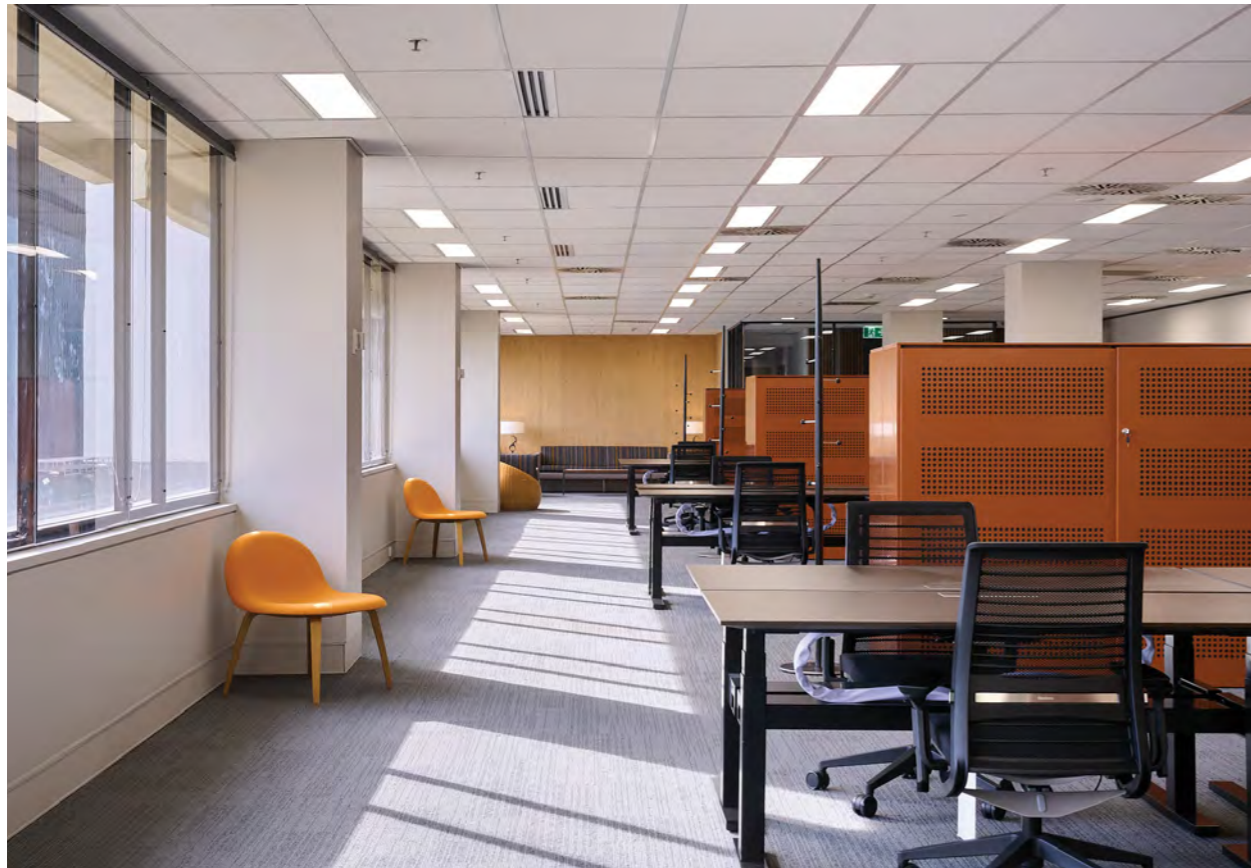
Private meeting rooms

Two private offices or call rooms

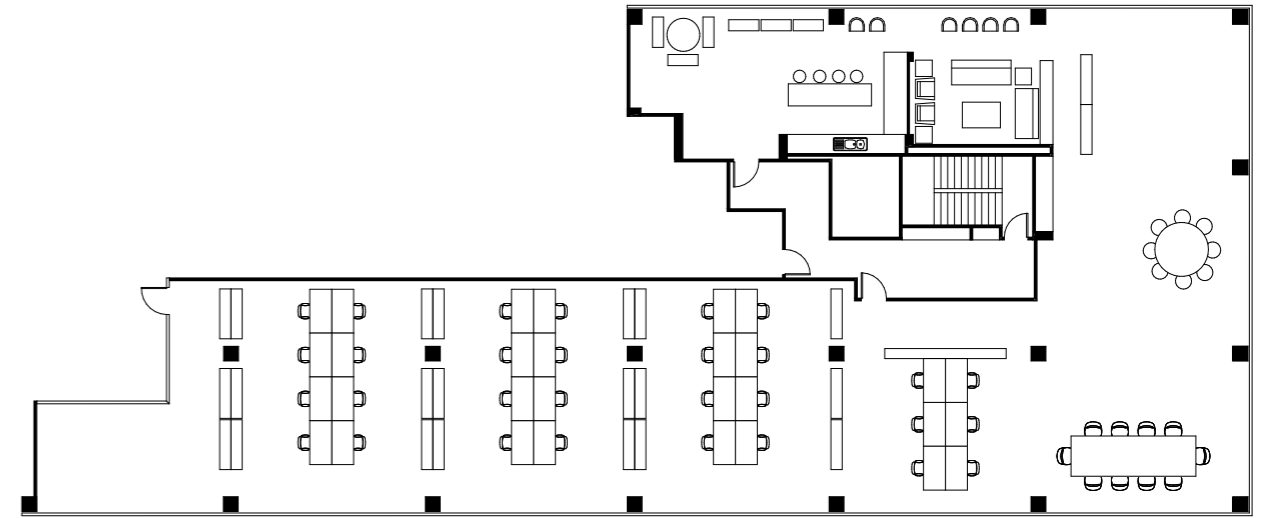
Kitchen and breakout areas

Bathroom and end-of-trip-facilities

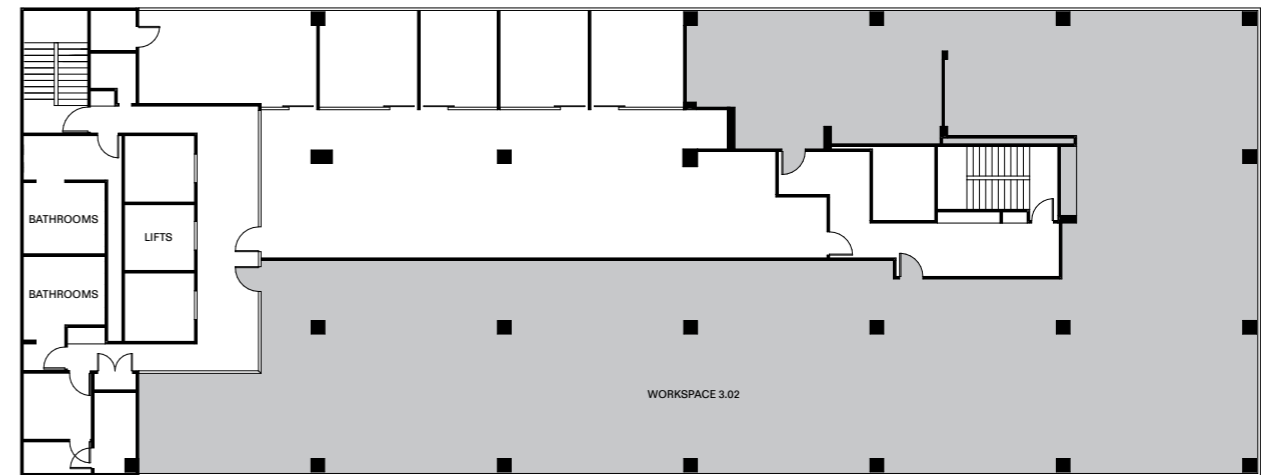
Printing area



34



1.



2.

35

1. Fitout Floorplan.
2. Level 3 Context Floorplan.

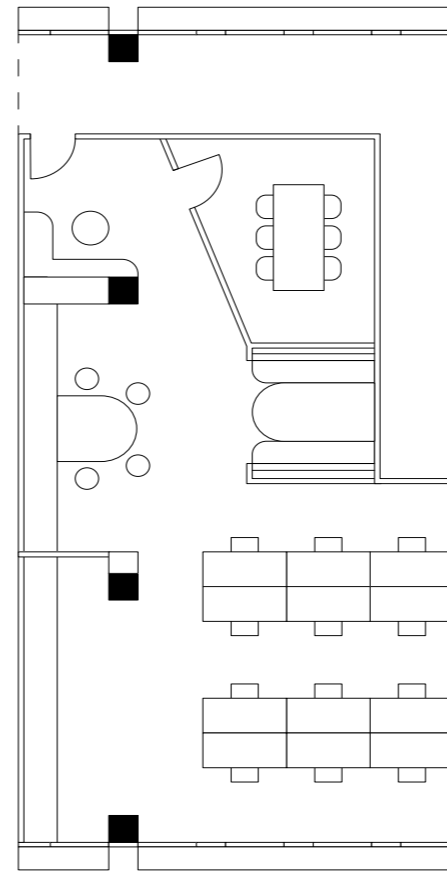


WORKSPACE 6-02, LEVEL 6

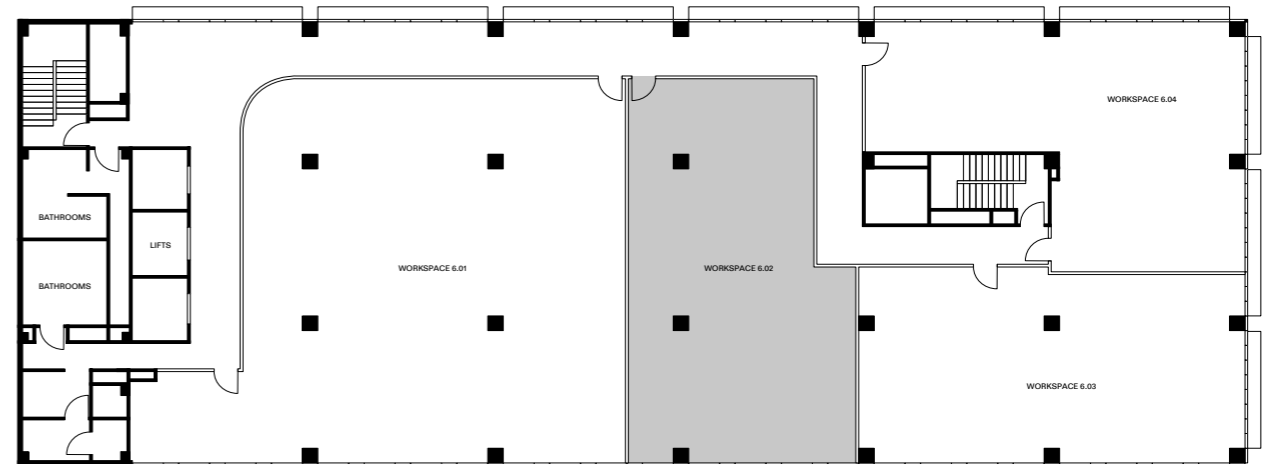
10-15 people (123 sqm)

Custom fitout design

Bathrooms and end-of-trip facilities



1.



2.

1. Concept Fitout Floorplan.
2. Level 6 Context Floorplan.

WORKSPACE 6-04, LEVEL 6

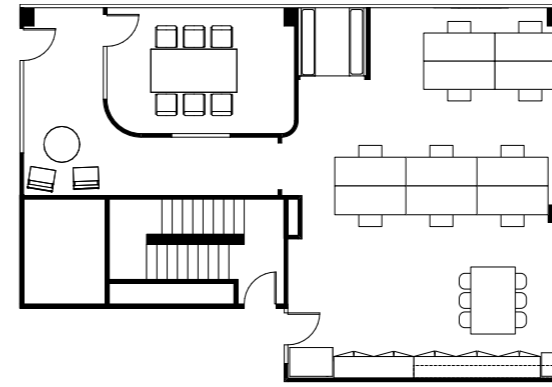
10-15 people (131 sqm)

Custom fitout design

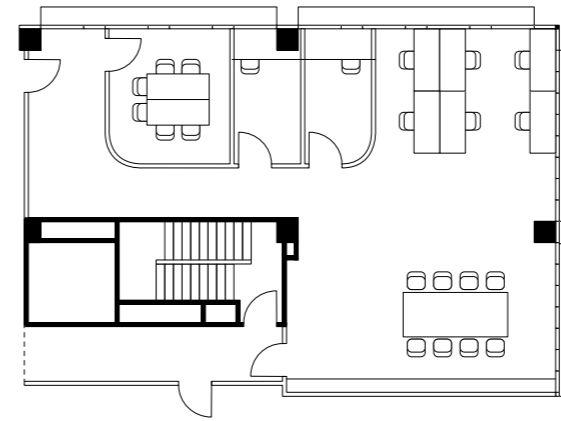
Bathrooms and end-of-trip facilities



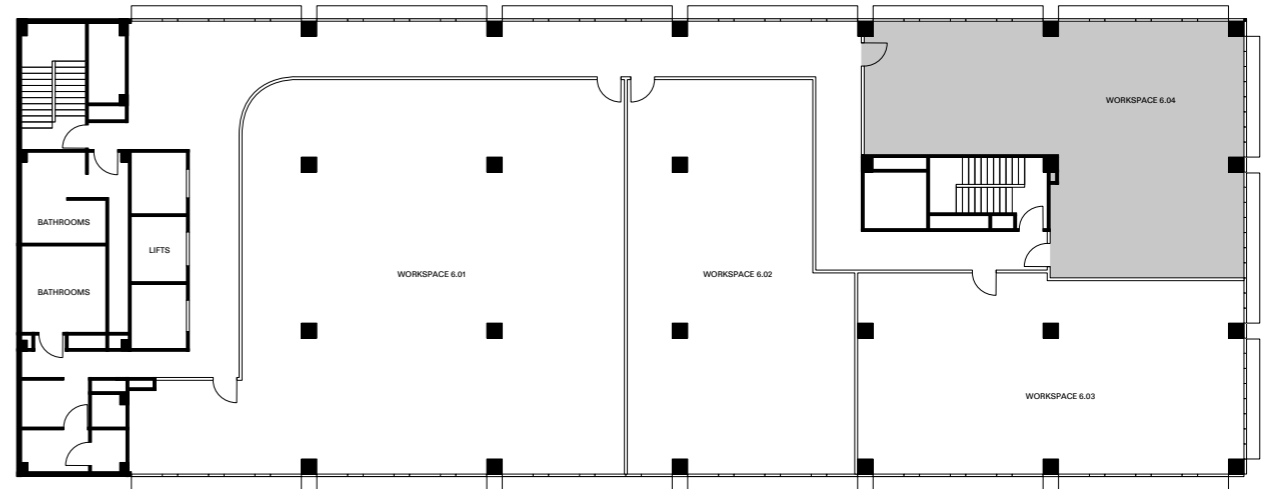
40



1.



2.



3.

41

- 1. Concept Fitout Floorplan.
- 2. Concept Fitout Floorplan.
- 3. Level 6 Context Floorplan.

FLEXIBLE WORKSPACES, LEVEL 7

4-8 people, across 12 workspaces*

Private workspaces

Fully furnished, ready to occupy

Schiavello sit-stand desks

Steelcase task chairs

Services included (water, electricity, wifi, cleaning)

Instant book leases available (min 60 days)

SHARED SPACES

Boardroom

Two meeting rooms

Three call rooms

Kitchen and breakout areas

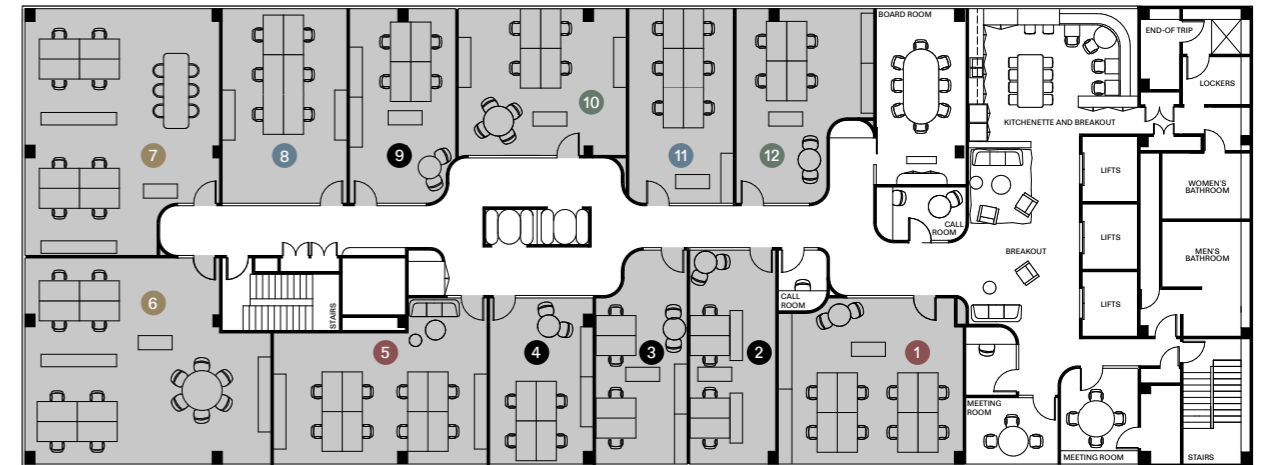
Bathrooms and end-of-trip facilities

For current vacancies see

molonglo.com/canberra/221-london-workspaces



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KEY

WORKSPACES ①-⑫
■ Workspace for 4 people
■ Workspace for 4 people (spacious)
■ Workspace for 6 people
■ Workspace for 8 people
■ Workspace for 8 people (spacious)
□ Shared spaces
□ Private workspaces

1.



43

1. Level 7 Context Floorplan.



44



45





46



47



WORKSPACE 8-01, LEVEL 8

30-40 people (320 sqm)

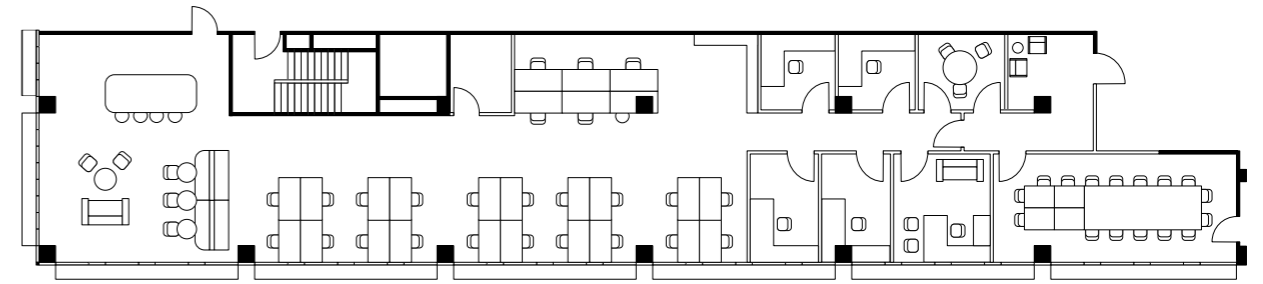
Custom fitout design

Kitchen

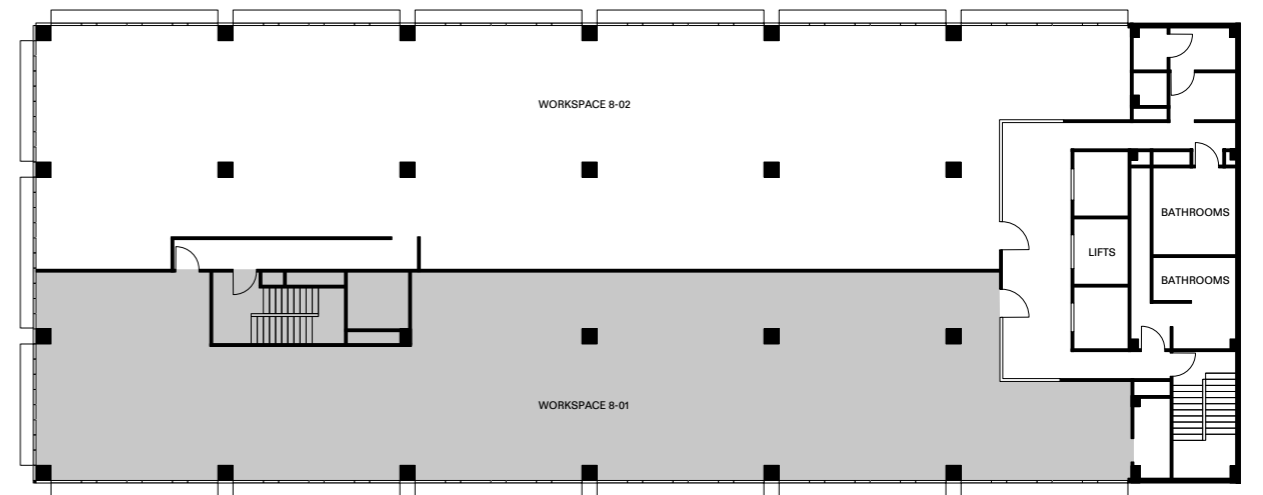
Bathrooms and end-of-trip facilities



50



1.



2.

51

1. Concept Fitout Floorplan.
2. Level 8 Context Floorplan.



WORKSPACE 8-02, LEVEL 8

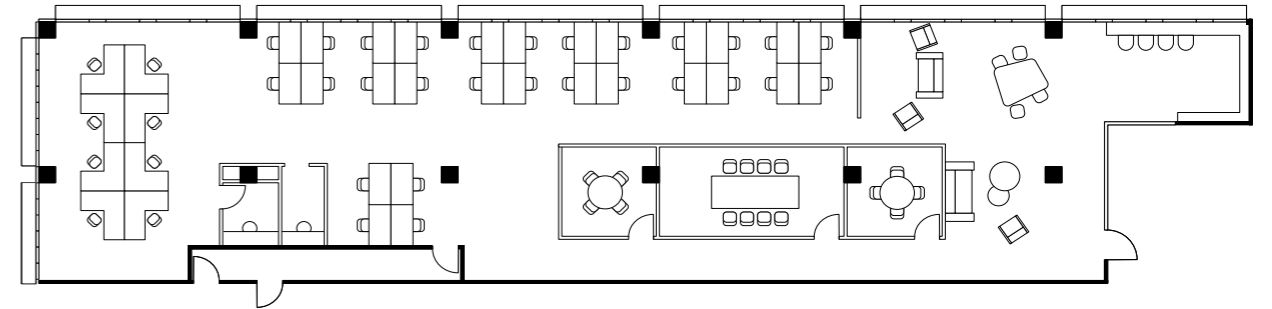
40-50 people (394 sqm)

Custom fitout design

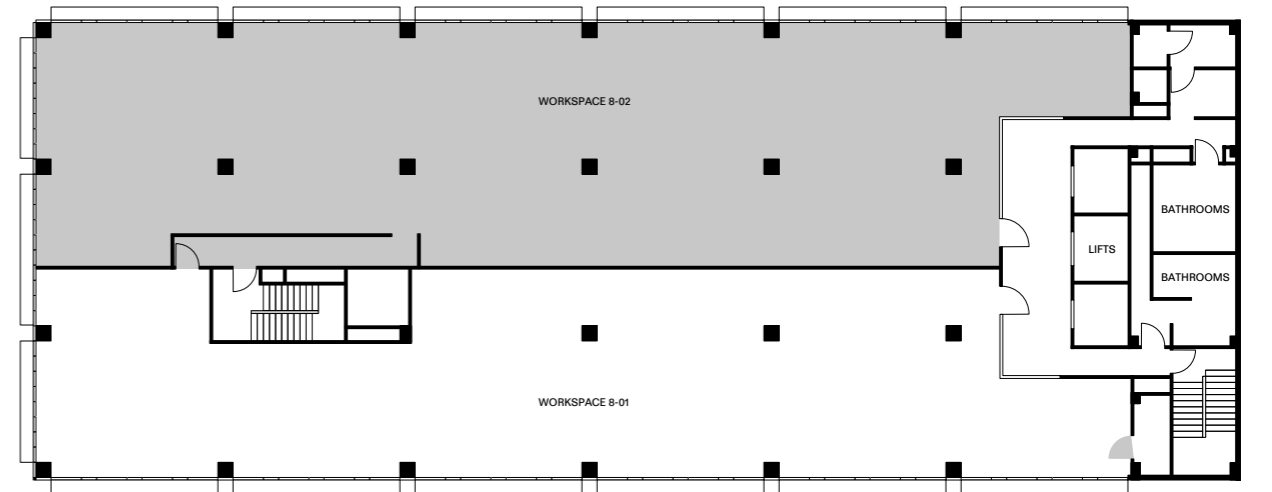
Option to include existing Herman Miller task chairs and sit-stand desks

Kitchen

Bathrooms and end-of-trip facilities



1.



2.



56

57

3 Building features

Recent refurbishments at 221 London make the building a more desirable place to work. Tenants are provided with the following amenities:

END-OF-TRIP FACILITIES AND PARKING	New bathrooms on all levels New showers and lockers on multiple levels Secure basement car parking and bike storage Secure external parking Public car parking nearby
HIGH ENERGY PERFORMANCE	4.5 star NABERS energy rating, targeting 5 stars 60 kilowatts solar panels New central air conditioning Carbon monoxide (CO) monitoring system
SAFETY	Keyless digital access (Gallagher system) Highly secure building Certified passive fire protection CCTV in all common areas Additional tenant storage available on request
LIGHTING	Generous natural light Efficient LED lighting
ACCESSIBILITY	DDA bathrooms and showers DDA parking and drop off near building entrance Three very fast lifts with speeds of 2.5m/s
PLANT AND EQUIPMENT	Efficient PowerPax chillers Efficient Modulex boilers Siemens DesigoCC BMS Separate cooling towers for additional aircon required i.e. server or meeting rooms
OTHER	NBN connectivity Free WiFi in lobby and espresso bar Dedicated building manager Leafy views of the city and Lake Burley Griffin Excellent transport connectivity Adjacent to Constitution Place (ACT Government) Popular cafes, bars and restaurants nearby Health and recreation centres nearby



4 About Molonglo

Molonglo is a Canberra-based property developer, established in 1964. They have active projects in Canberra, Melbourne and Athens.

Molonglo is best known for their work at NewActon, a mixed-use precinct which includes residential, retail, commercial, hotels, public space and gardens. NewActon has been internationally awarded for its architecture and sustainability credentials, and most importantly is loved by people as a place to work, live and visit.

Molonglo invests long-term in their tenants and projects, they care about each detail and hold themselves to the highest standard of design, management and functionality of their buildings.



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Image pg 62: Molonglo's Canberra office. Image pg 63 top: Nishi Buidling grand stair. Image pg 63 bottom: 33 Allara gardens.

5 Contact

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