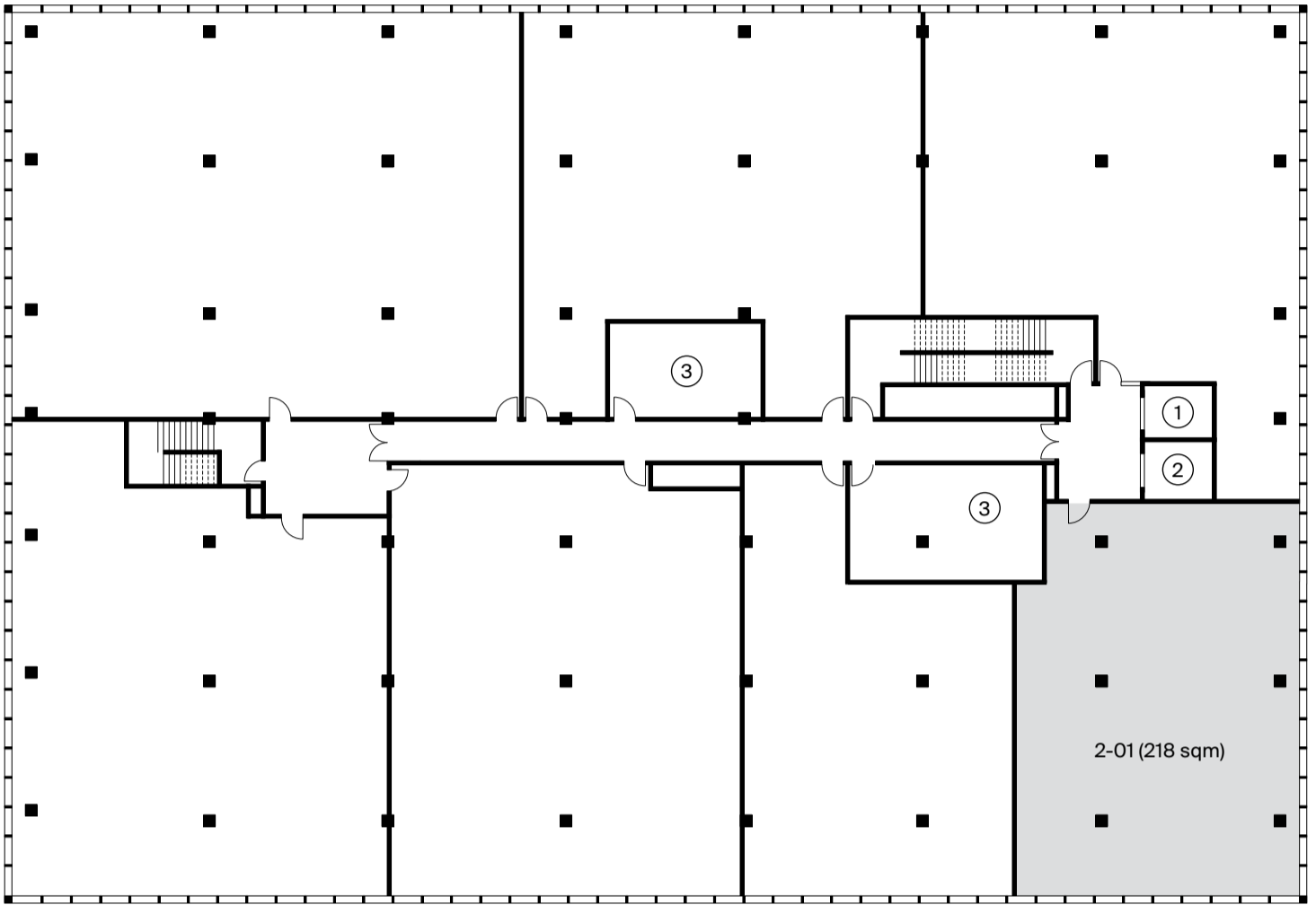


Level 2 2-01

NLA
218 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Workspace

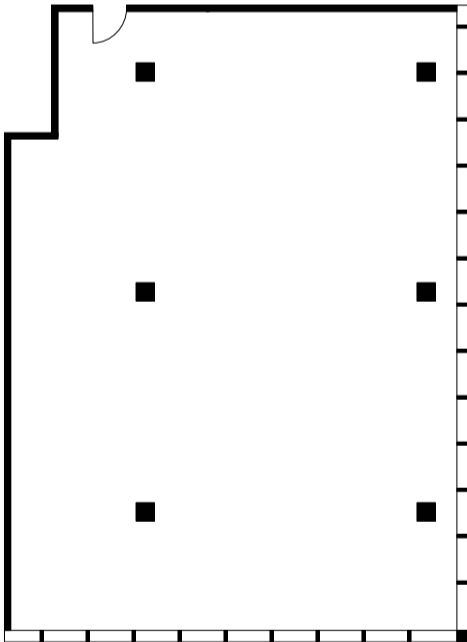


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



A corner tenancy for work. The space offers lots of diffuse southerly light and morning easterly light with 3.7-metre high ceilings and views out to a new wetland garden. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 2-01 FLOORPLAN (NOT TO SCALE)

FEATURES

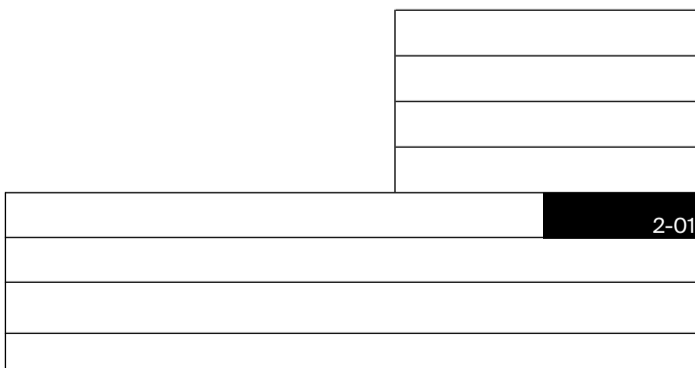
OPERABLE WINDOWS	Yes
VIEWS	In time, views of a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

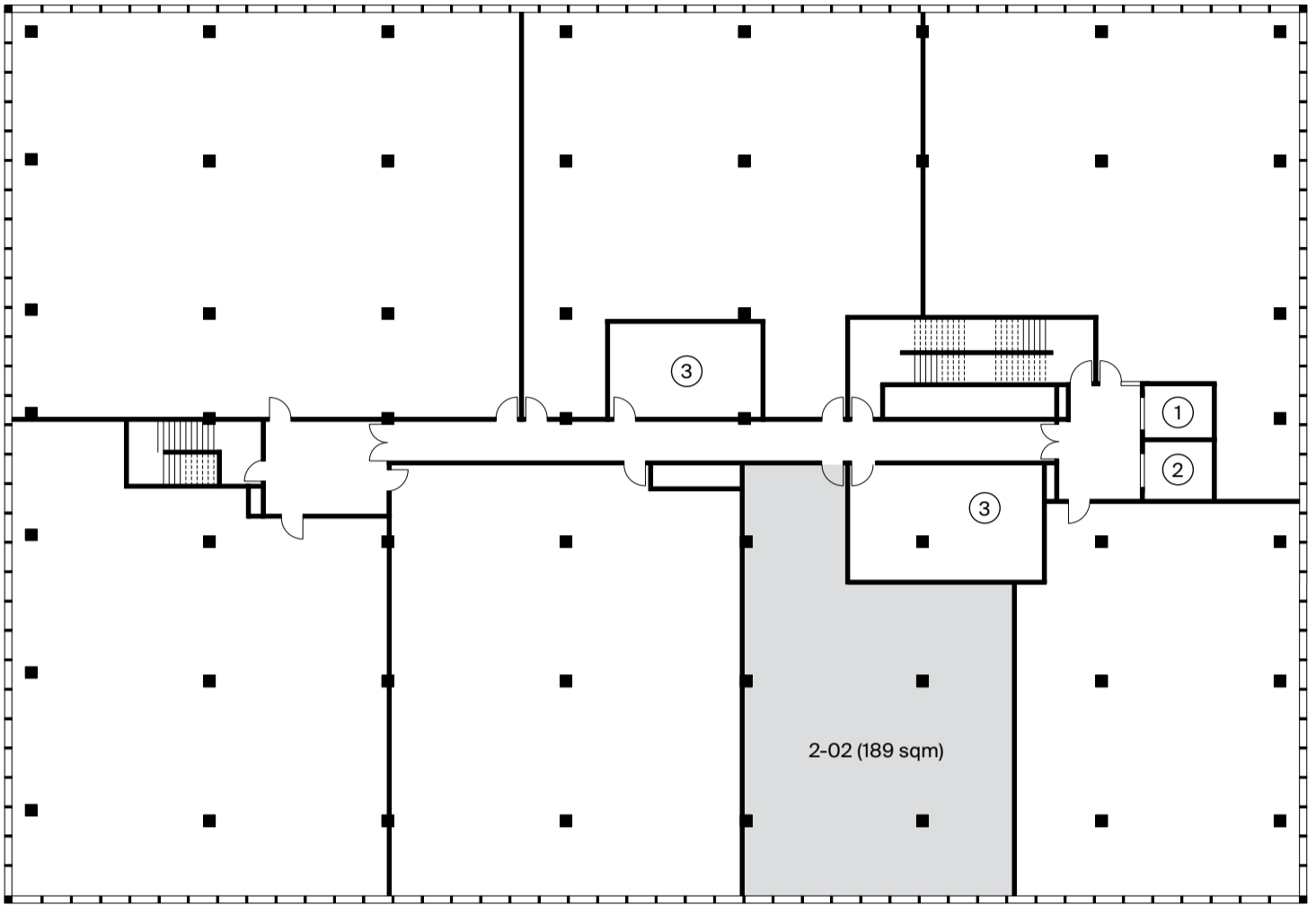


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 2 2-02

NLA
189 sqm
FITOUT
Customisable

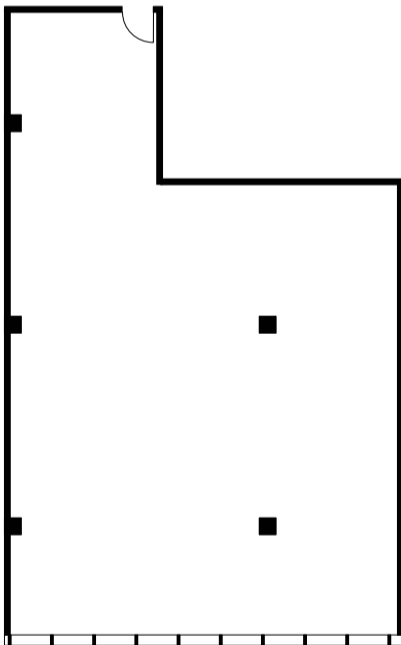
TARGET USE
Health and Wellbeing
Workspace



→ KEY
1 Lift 2 Goods lift 3 Bathrooms



An open, flexible tenancy for work. The space offers lots of diffuse southerly light with large windows, 3.7-metre high ceilings, and views out to a new wetland garden. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 2-02 FLOORPLAN (NOT TO SCALE)

FEATURES

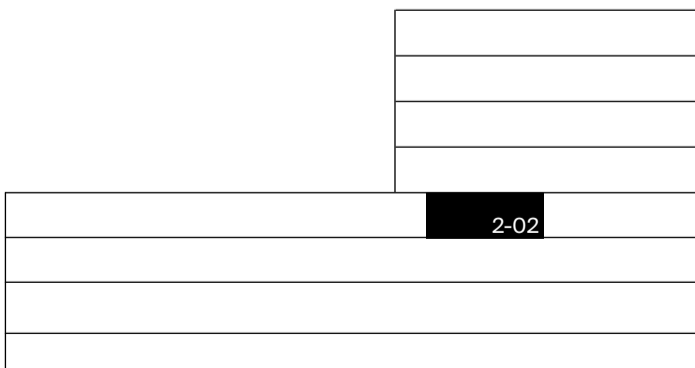
OPERABLE WINDOWS	Yes
VIEWS	In time, views of a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

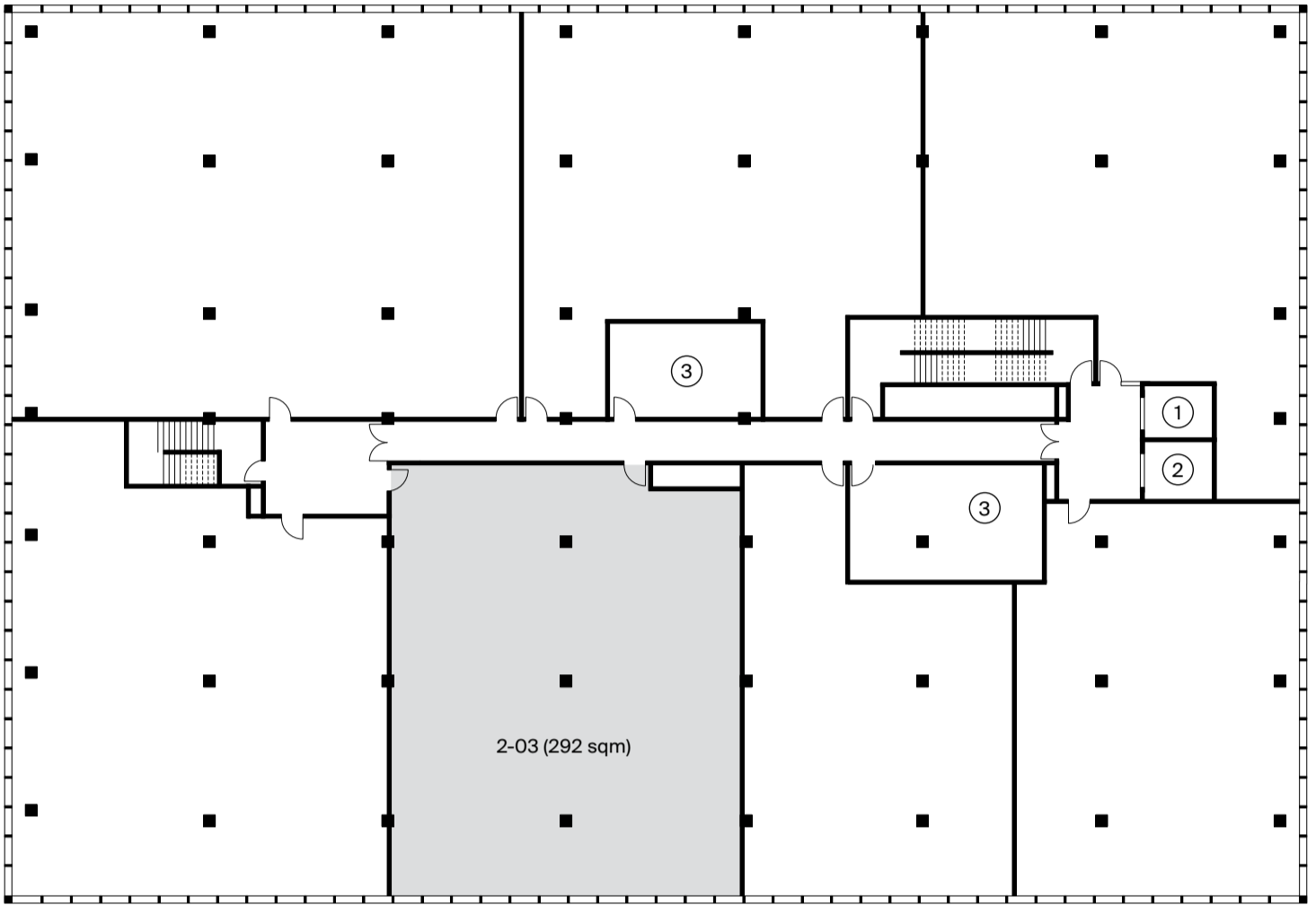


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 2 2-03

NLA
292 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Workspace

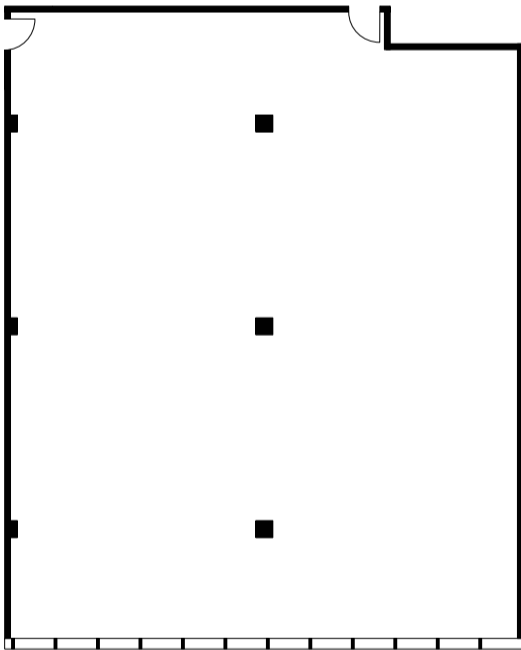


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



An open, flexible tenancy for work. The space offers lots of diffuse southerly light with large windows, 3.7-metre high ceilings, and views out to a new wetland garden. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 2-03 FLOORPLAN (NOT TO SCALE)

FEATURES

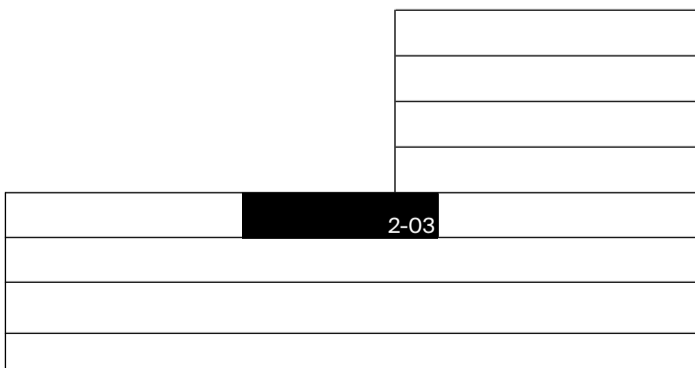
OPERABLE WINDOWS	Yes
VIEWS	In time, views of a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

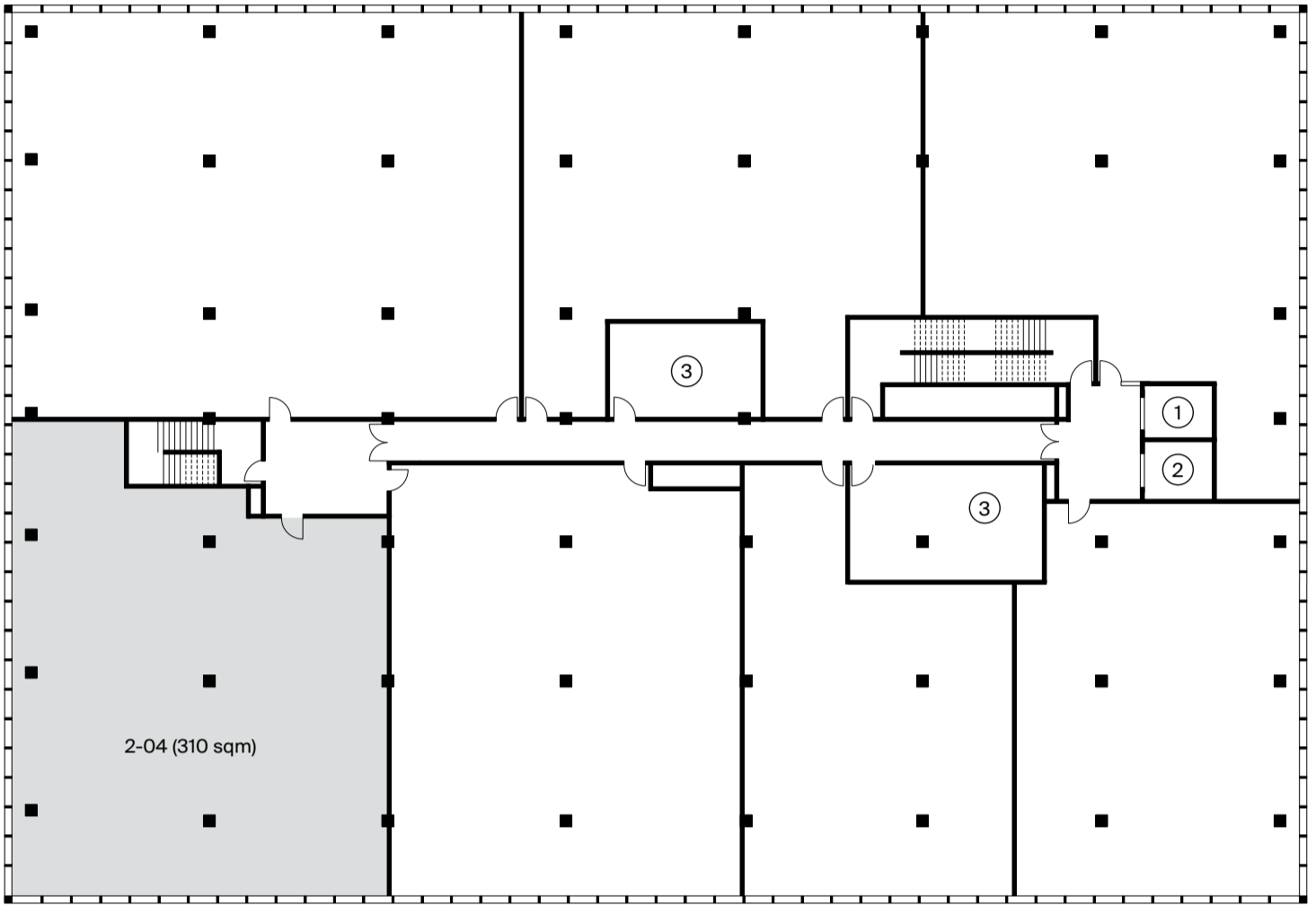


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 2 2-04

NLA
310 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Workspace

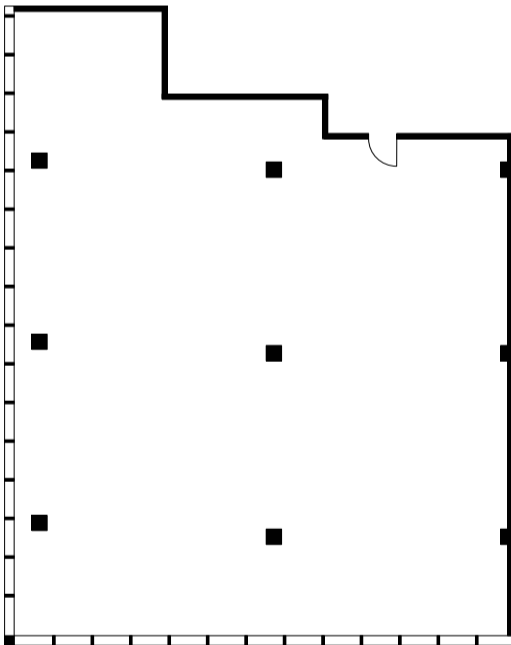


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



A corner workspace tenancy. Calming westerly views out to the Jerrabomberra Wetlands with large windows and 3.7-metre high ceilings. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 2-04 FLOORPLAN (NOT TO SCALE)

FEATURES

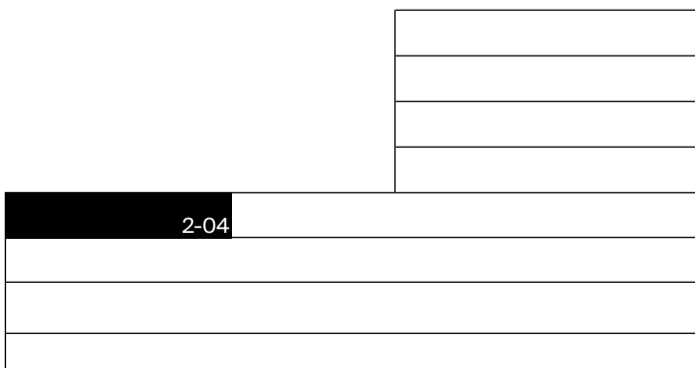
OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the west and, in time, views of a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

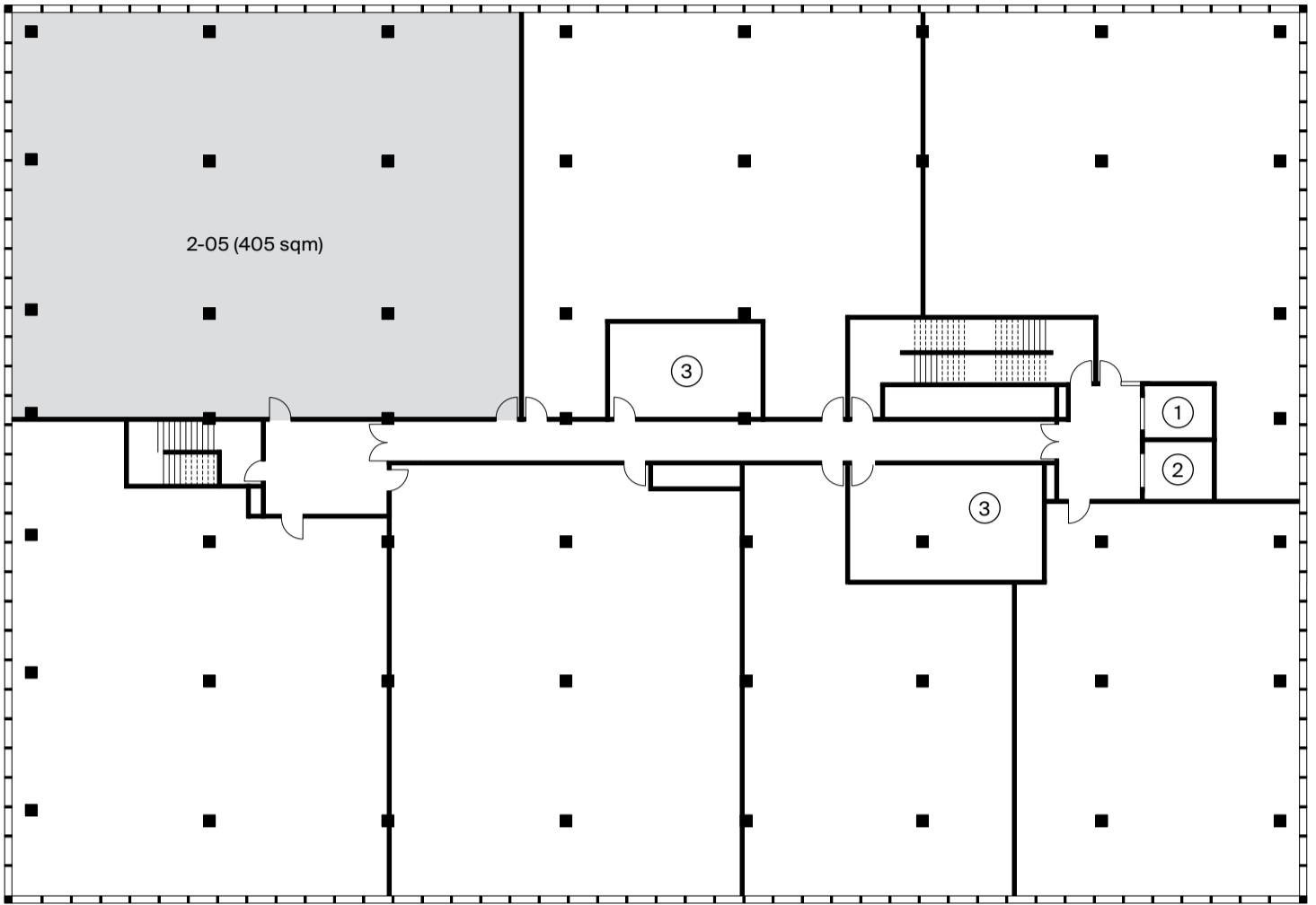


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 2 2-05

NLA
405 sqm
FITOUT
Customisable

TARGET USE
Workspace

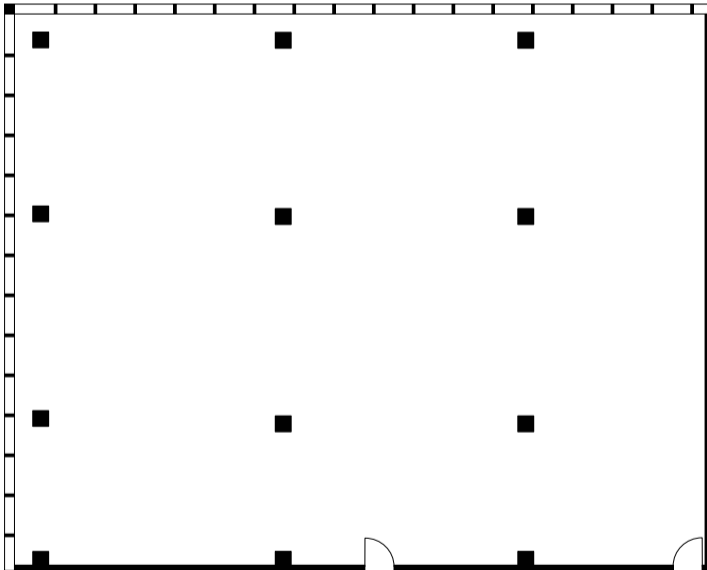


→ KEY

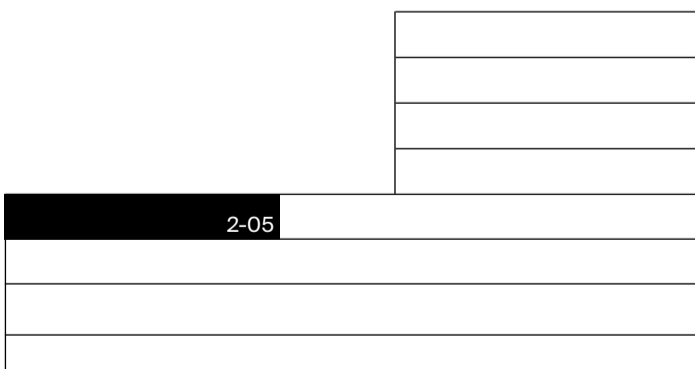
1 Lift 2 Goods lift 3 Bathrooms



A corner workspace tenancy. Calming northerly and westerly views out to the Jerrabomberra Wetlands with large windows and 3.7-metre high ceilings. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 2-05 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and west

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

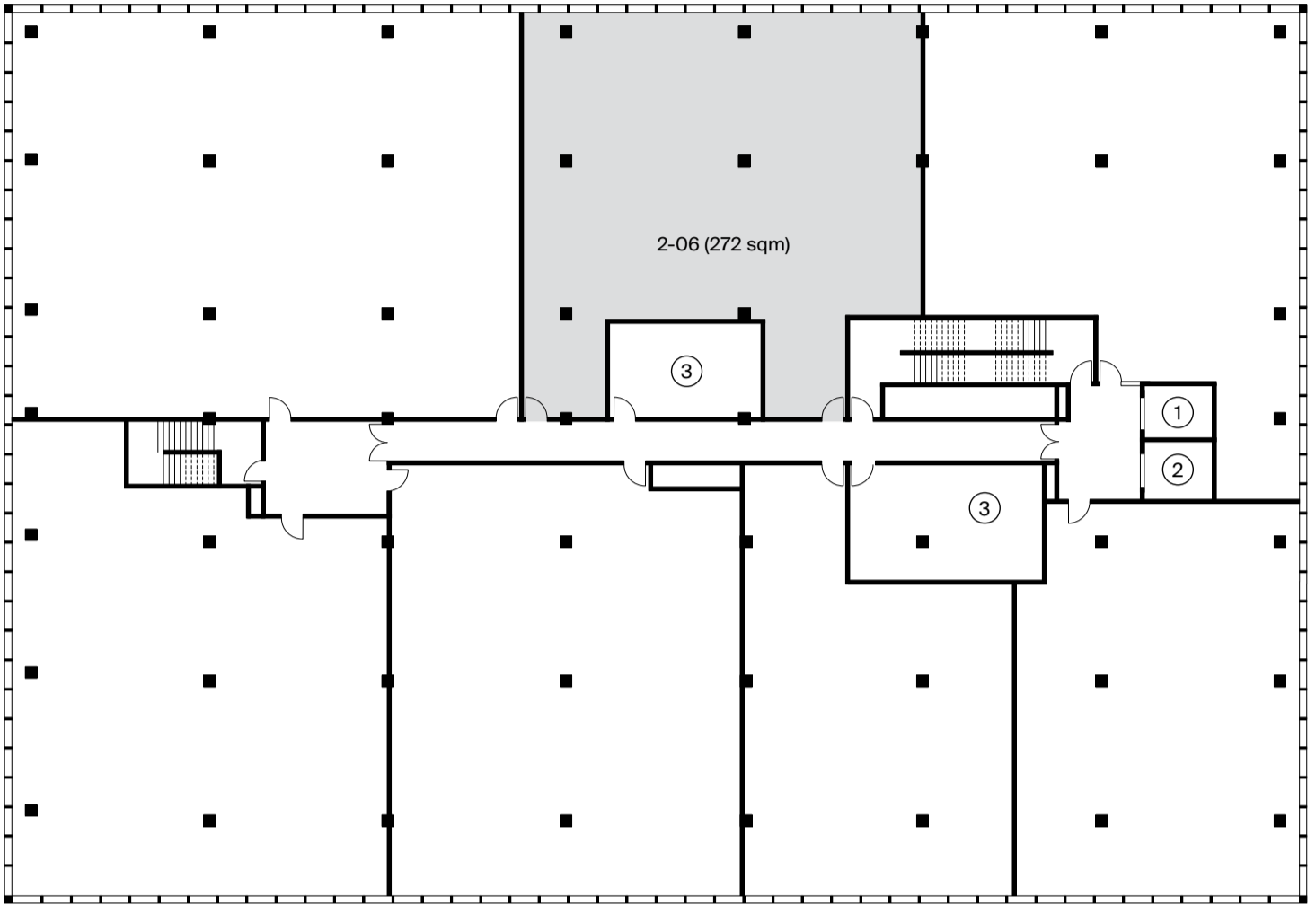
SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 2 2-06

NLA
272 sqm
FITOUT
Customisable

TARGET USE
Workspace

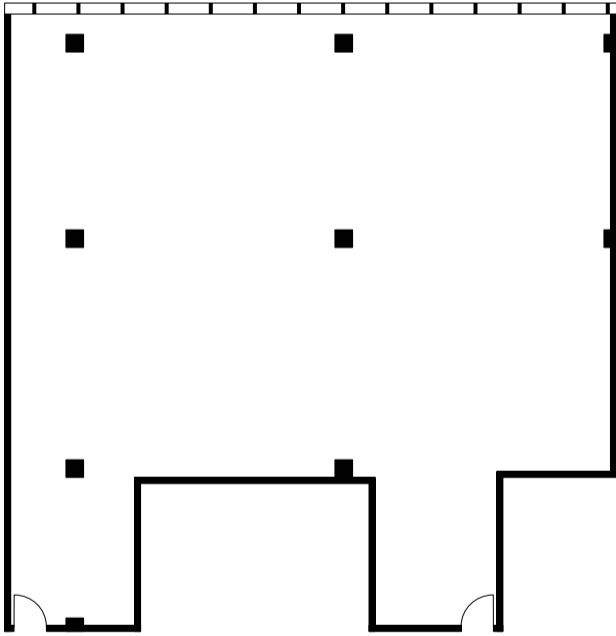


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



An expansive workspace tenancy. Northerly views out towards the Jerrabomberra Wetlands with large windows and 3.7-metre high ceilings. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 2-06 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

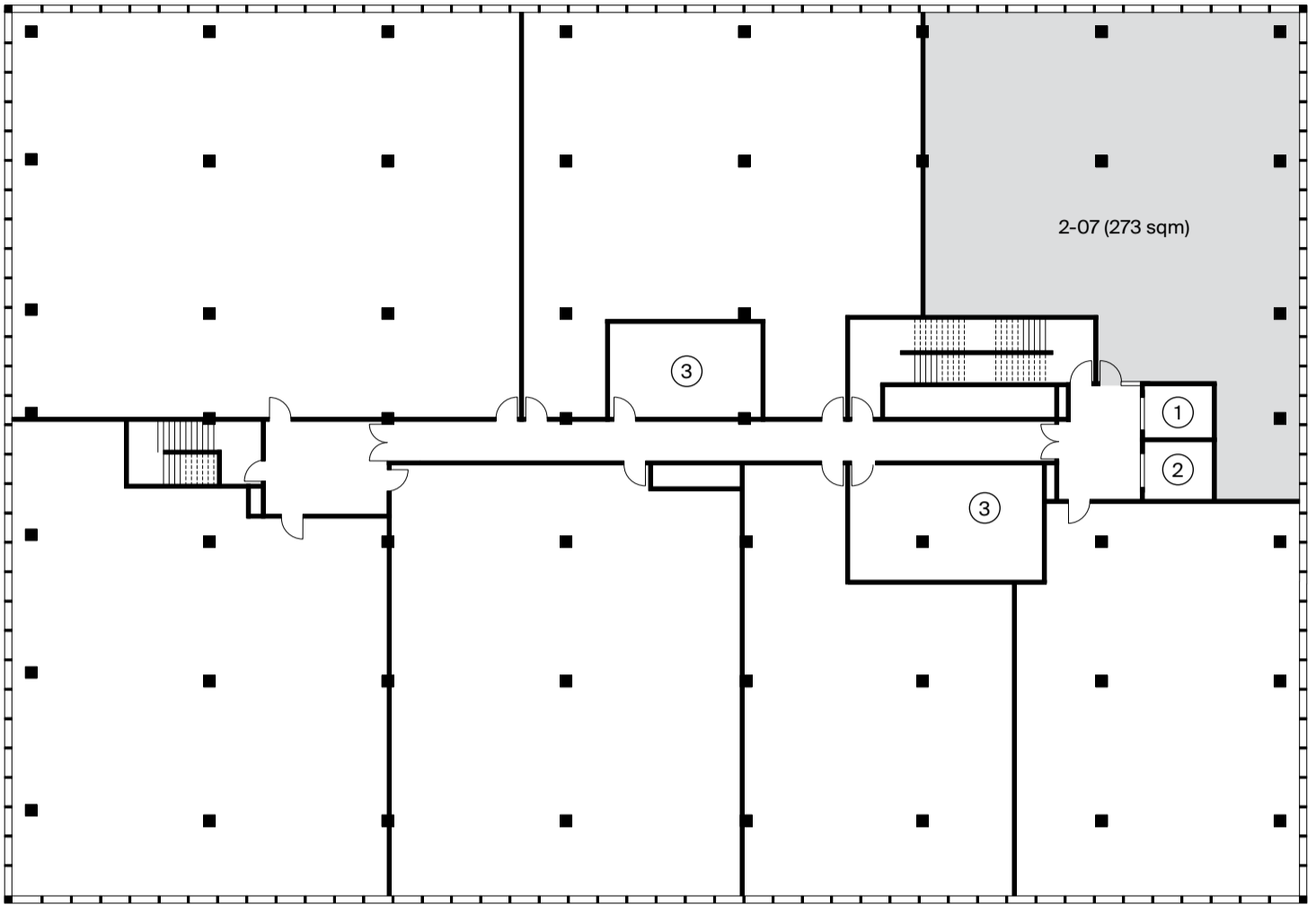
SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 2 2-07

NLA
273 sqm
FITOUT
Customisable

TARGET USE
Workspace

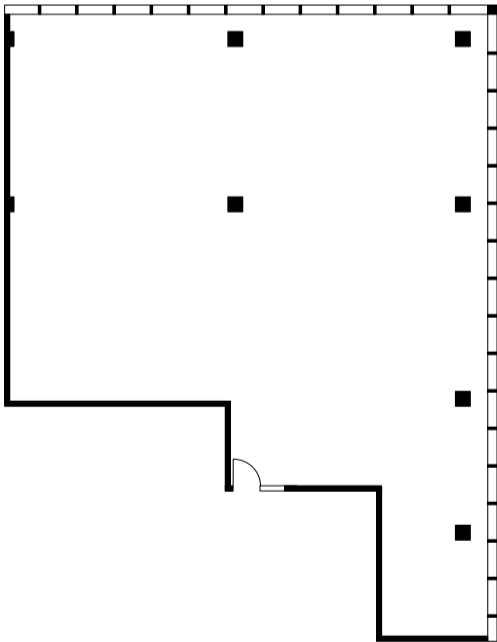


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



An expansive corner workspace tenancy. Calming northerly views out to the Jerrabomberra Wetlands with large windows and 3.7-metre high ceilings. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 2-07 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

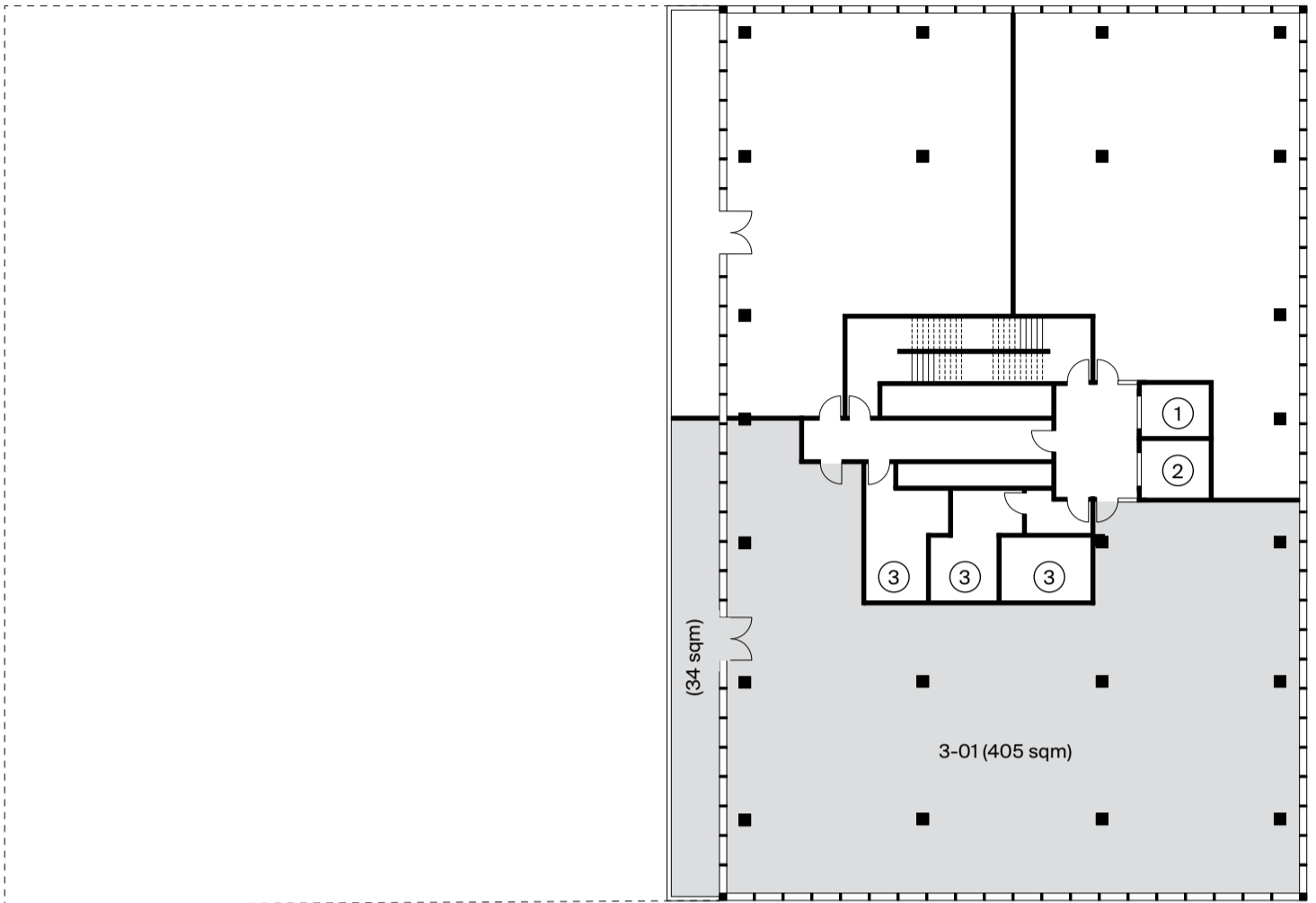
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 3

3.01

NLA
405sqm
FITOUT
Customisable

TARGET USE
Workspace

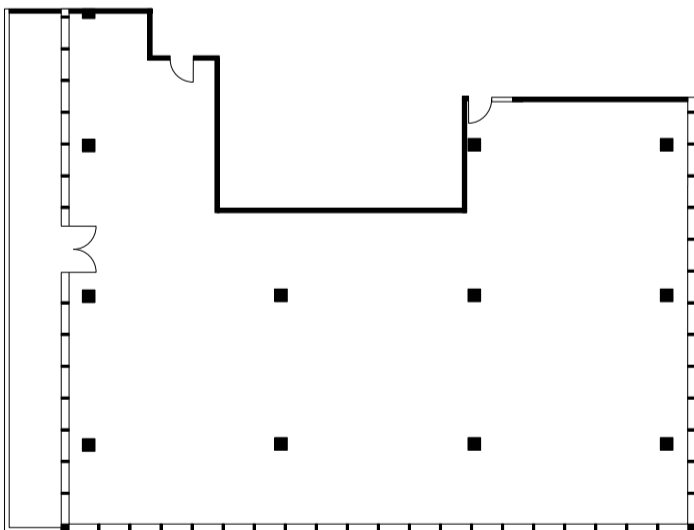


→ KEY

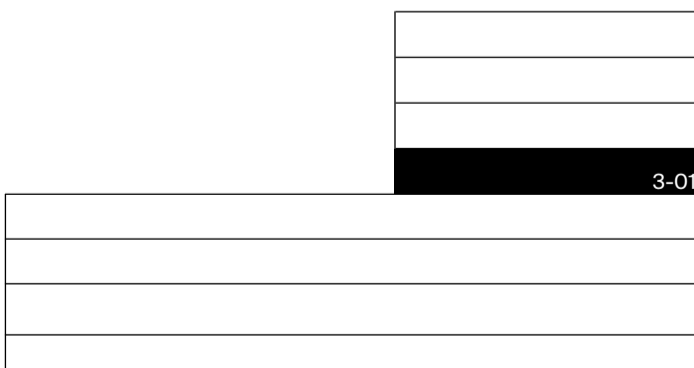
1 Lift 2 Goods lift 3 Bathrooms



An light-filled workspace tenancy with operable windows running the length of three sides. Calming westerly views out towards the Jerrabomberra Wetlands and easterly views over the Dairy Road neighbourhood with large windows and 3.7-metre high ceilings. Balcony running along the full western side. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 3-01 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the west and, in time, views of a new wetland garden to the south
OUTDOOR ACCESS	Yes. Balcony 34 sqm

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

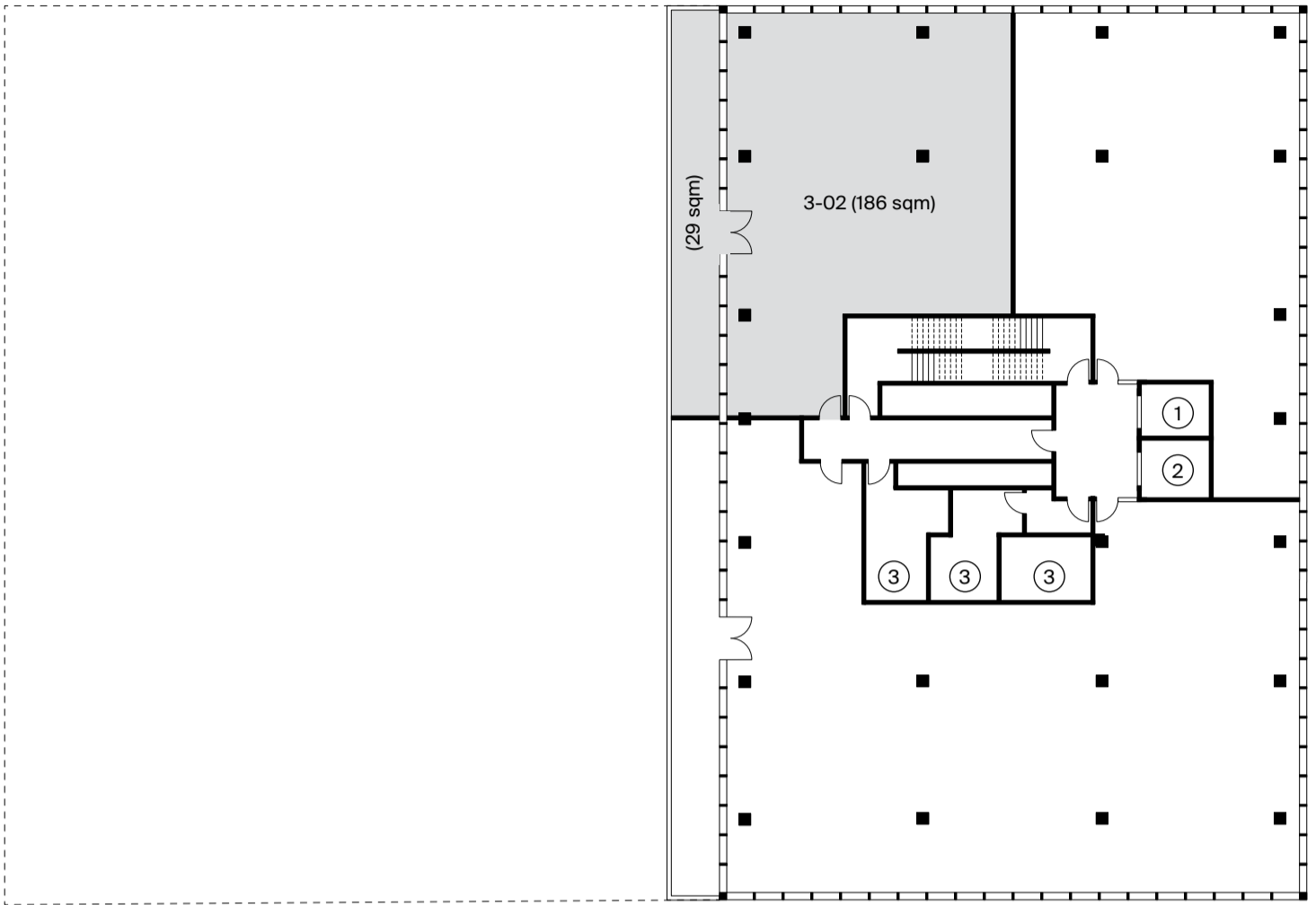
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 3

3.02

NLA
186 sqm
FITOUT
Customisable

TARGET USE
Workspace

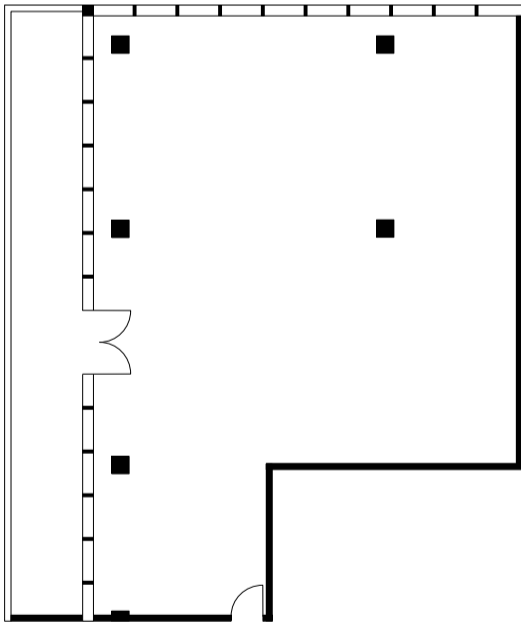


→ KEY

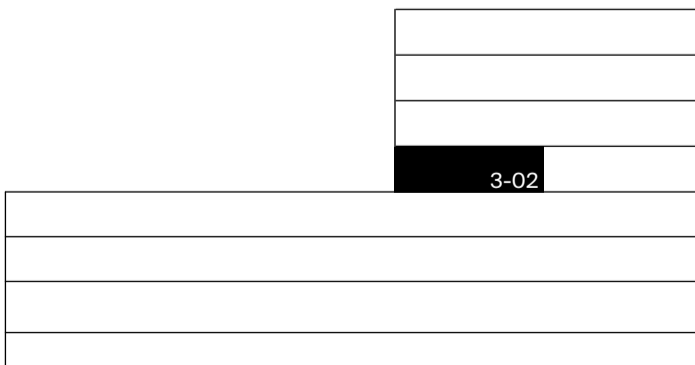
- 1 Lift 2 Goods lift 3 Bathrooms



A north-facing, corner workspace immersed in landscape. Calming views towards the Jerrabomberra Wetlands with large windows and 3.7-metre high ceilings. Balcony running along the full western side. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 3-02 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and west
OUTDOOR ACCESS	Yes. Balcony 29 sqm

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

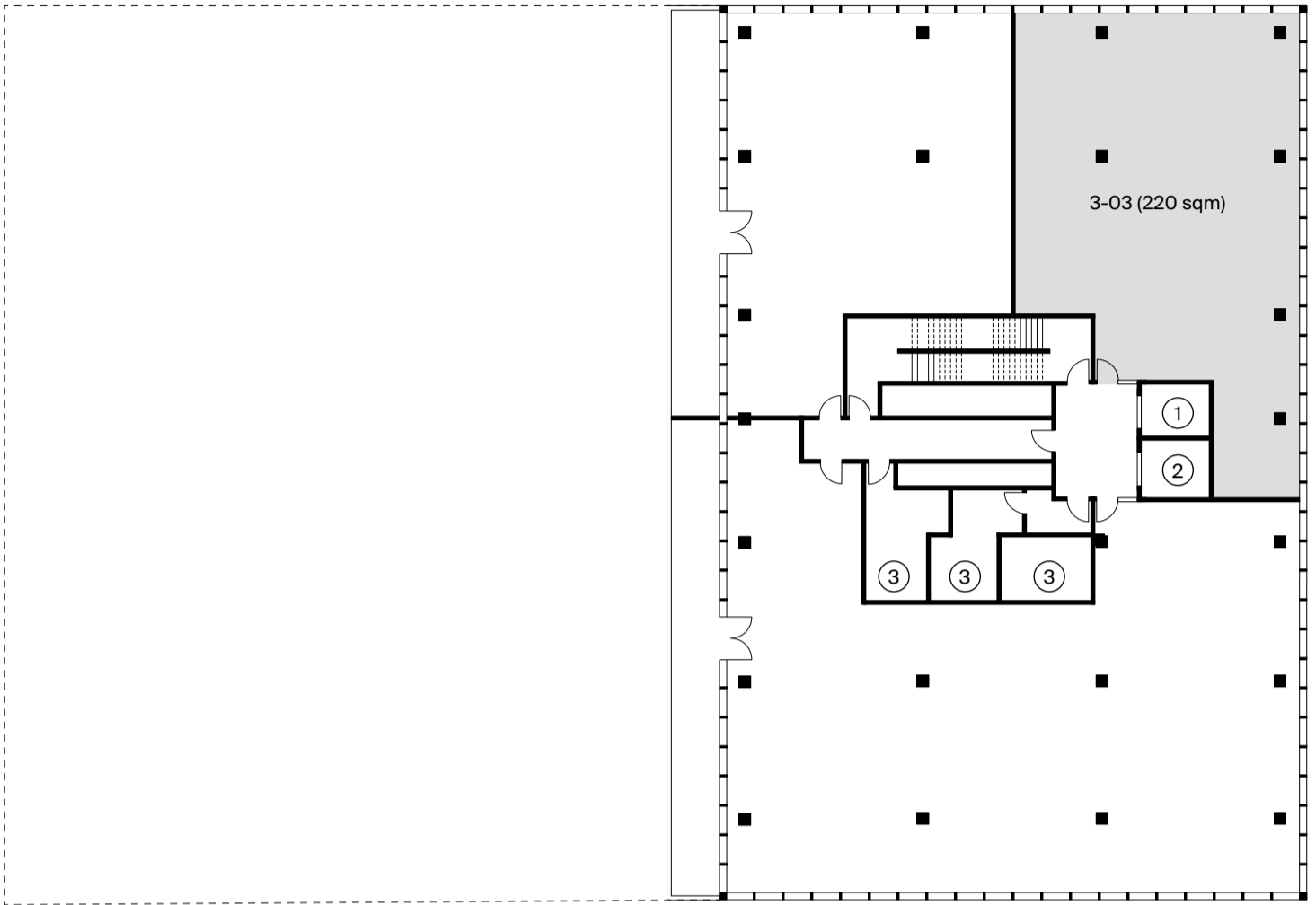
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 3

3.03

NLA
220 sqm
FITOUT
Customisable

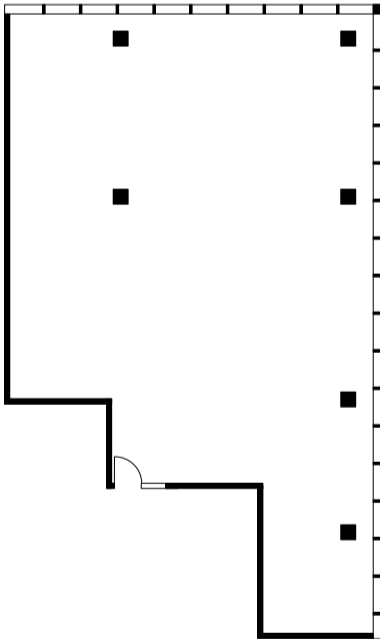
TARGET USE
Workspace



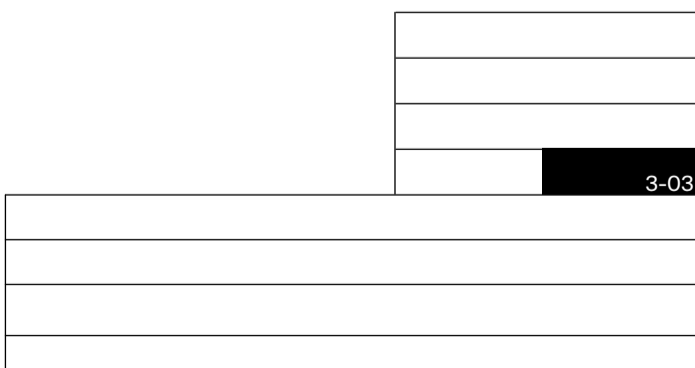
→ KEY
1 Lift 2 Goods lift 3 Bathrooms



A flexible corner workspace tenancy. Calming northerly out towards the Jerrabomberra Wetlands and easterly views over the Dairy Road neighbourhood with large windows and 3.7-metre high ceilings. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 3-03 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and neighbourhood views to the east

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

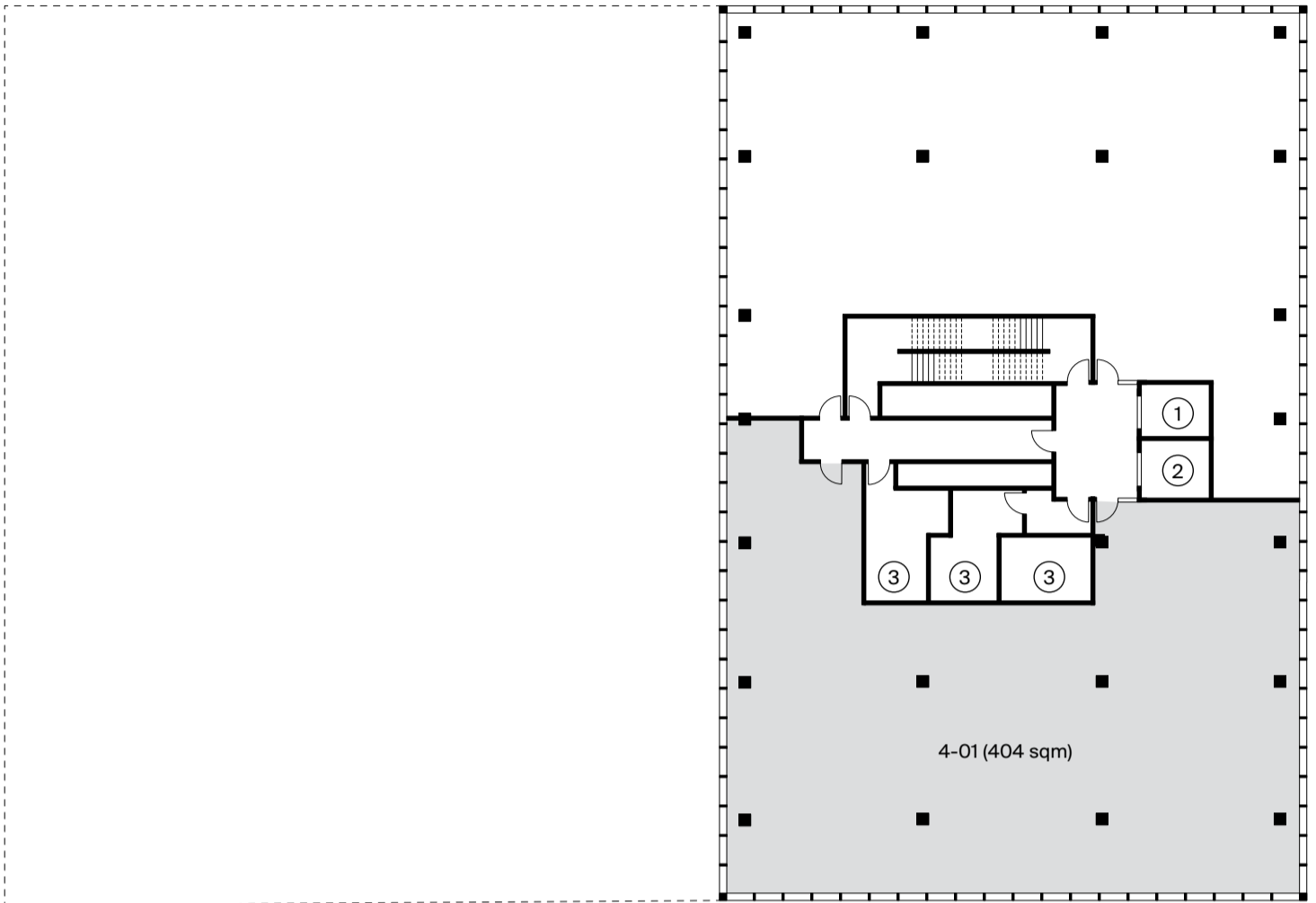
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
WASTE	Ground floor waste room with street access. Shared facility for all building tenants
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 4

4.01

NLA
404 sqm
FITOUT
Customisable

TARGET USE
Workspace

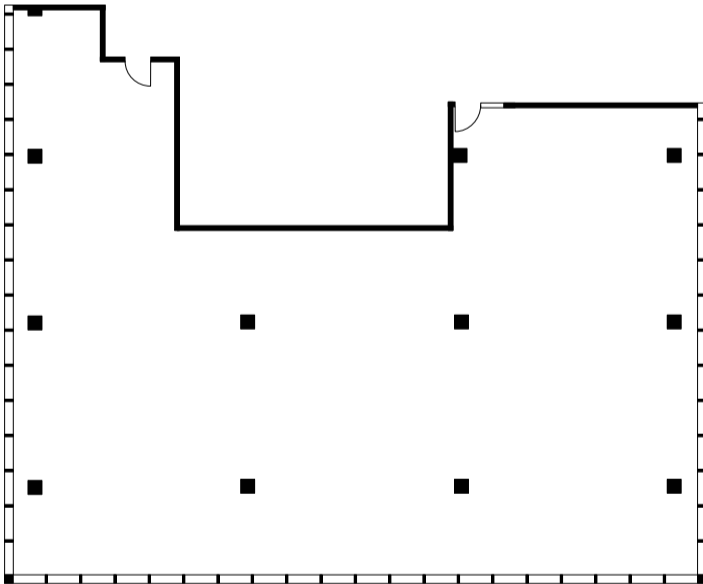


→ KEY

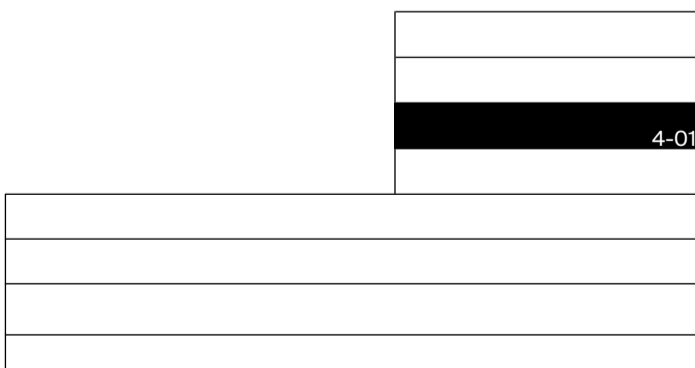
1 Lift 2 Goods lift 3 Bathrooms



A light-filled workspace tenancy with operable windows running the length of three sides. Calming westerly views out towards the Jerrabomberra Wetlands and easterly views over the Dairy Road neighbourhood with large windows and 3.7-metre high ceilings. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 4-01 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

MOLONGLO

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the west and, in time, views of a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

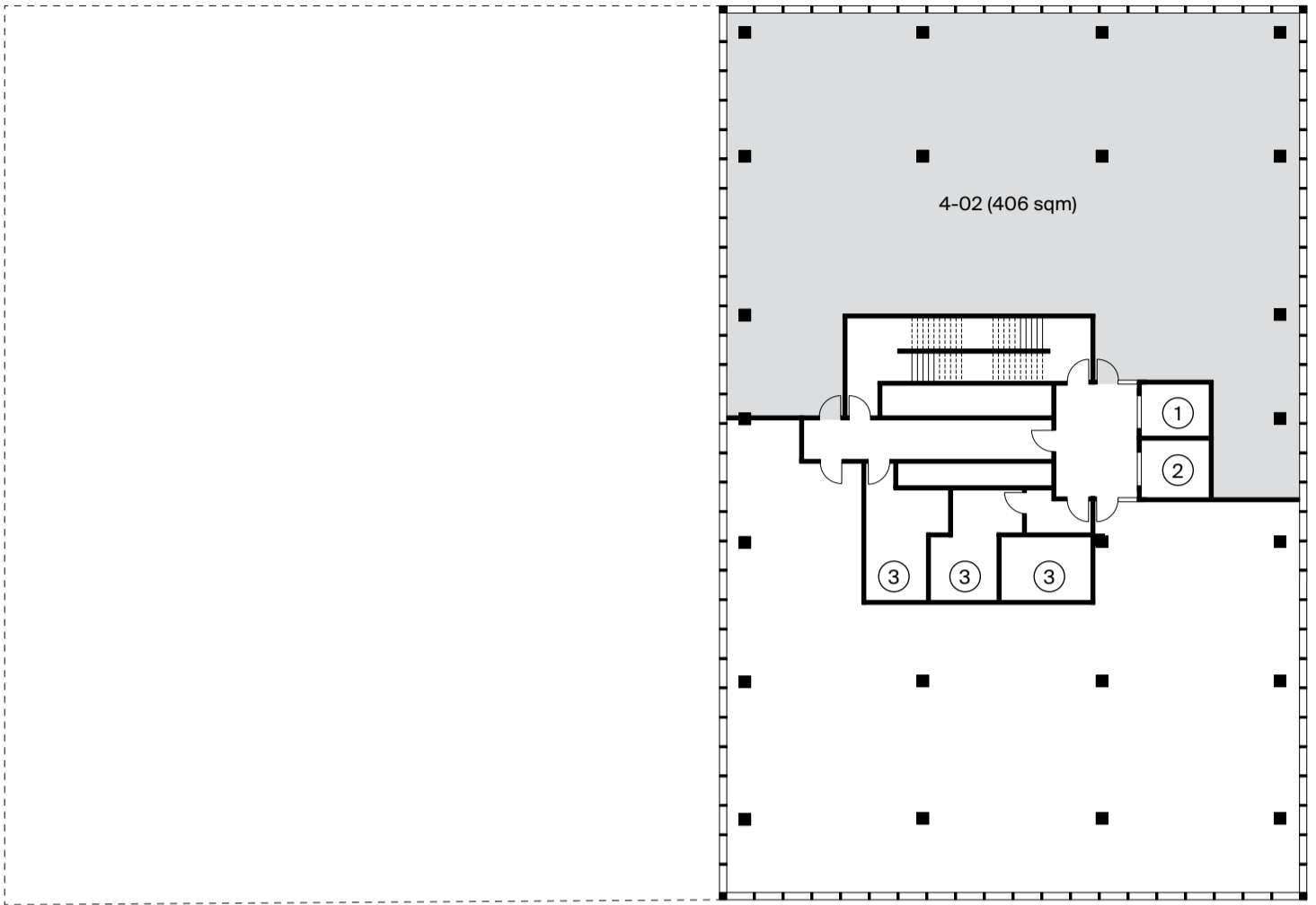
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 4

4.02

NLA
406 sqm
FITOUT
Customisable

TARGET USE
Workspace

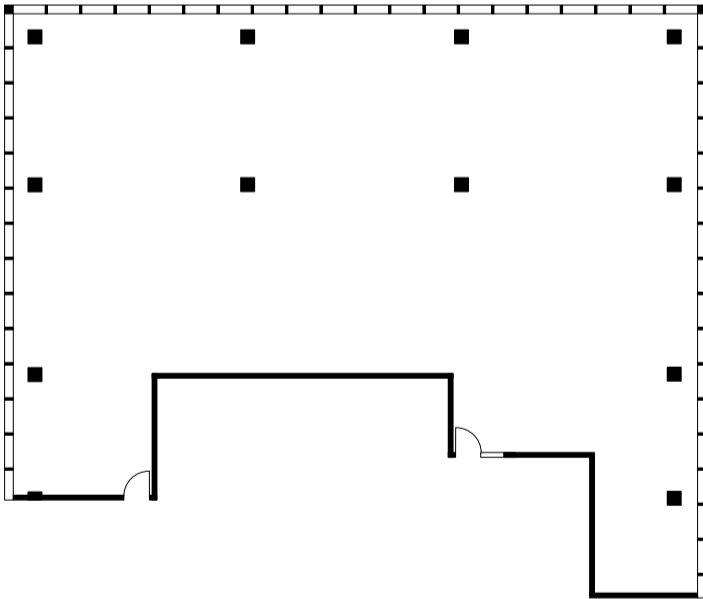


→ KEY

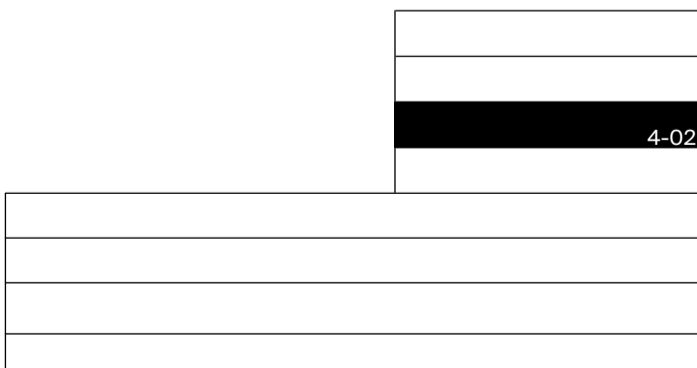
1 Lift 2 Goods lift 3 Bathrooms



A north-facing tenancy with operable windows running the length of three sides corner workspace immersed in landscape. Calming views towards the Jerrabomberra Wetlands with large windows and 3.7-metre high ceilings. Provisions for bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 4-02 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

MOLONGLO

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the west and, in time, views of a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

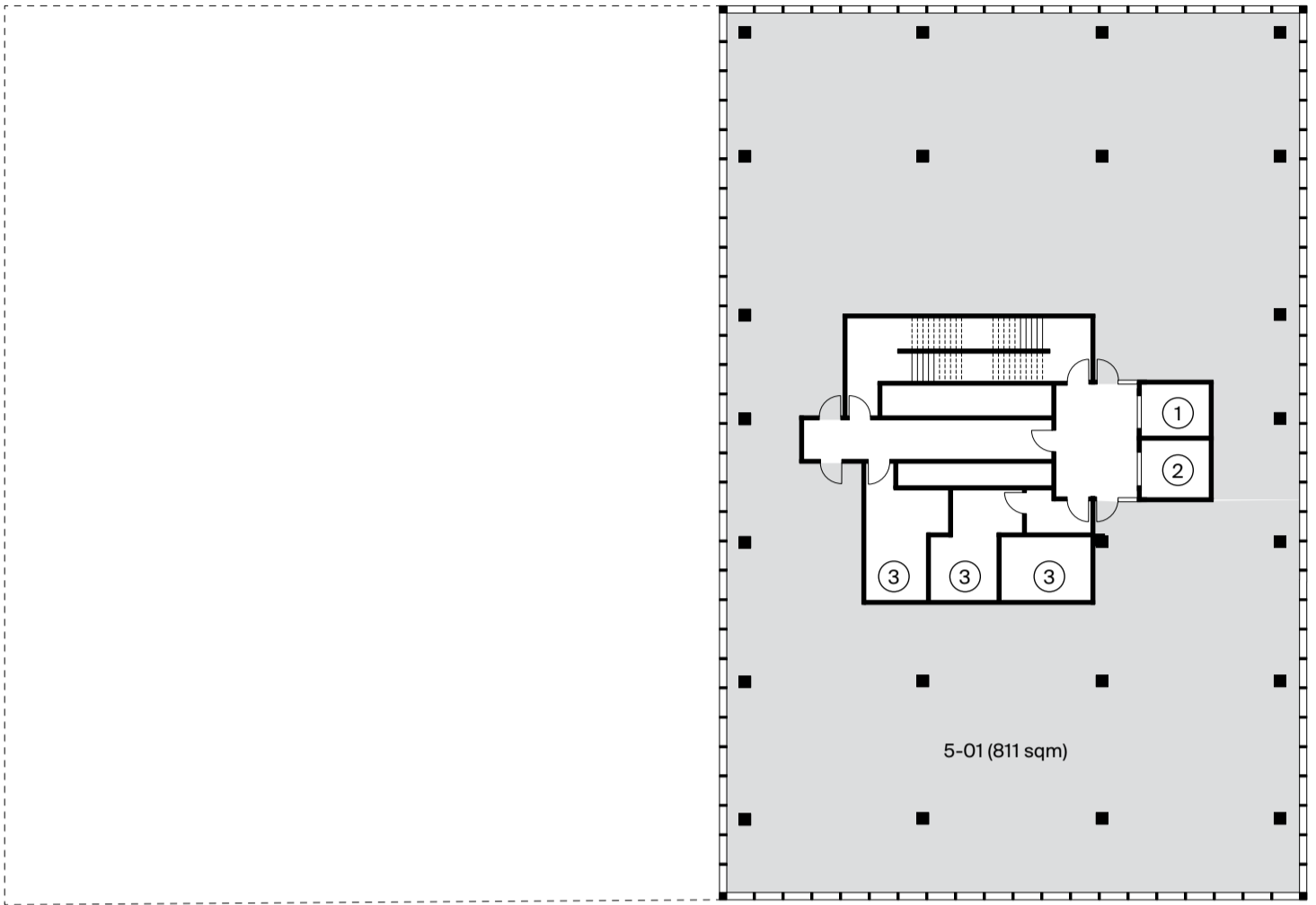
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

Level 5

5-01

NLA
811 sqm
FITOUT
Customisable

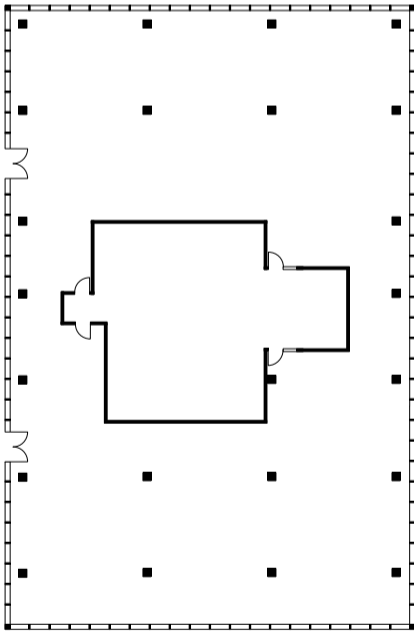
TARGET USE
Workspace



→ KEY
1 Lift 2 Goods lift 3 Bathrooms



A large workspace with operable windows on all orientations - north, south, east and west. Fully customisable fit out available to suit tenant requirements. Generous 3.7-metre ceilings with unobstructed views across the Jerrabomberra Wetlands and the neighbourhood.



UNIT 5-01 FLOORPLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and west

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

	5-01

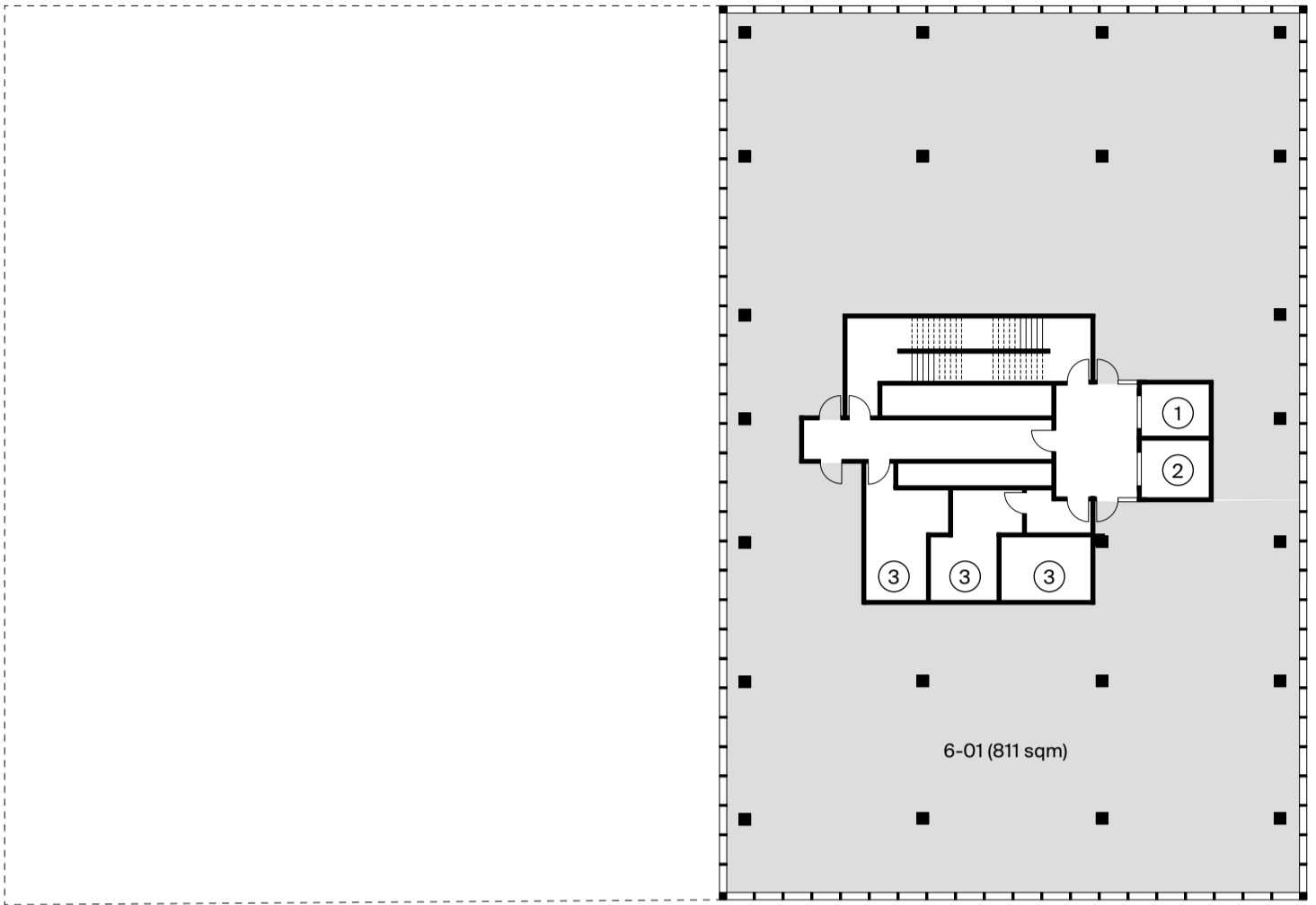
BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 6

6-01

NLA
811 sqm
FITOUT
Customisable

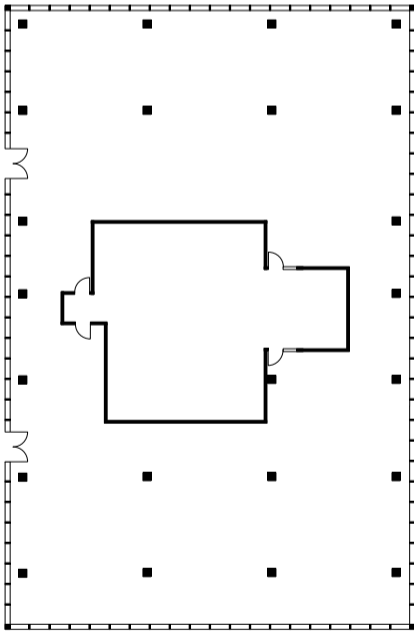
TARGET USE
Workspace



→ KEY
1 Lift 2 Goods lift 3 Bathrooms



A large workspace with operable windows on all orientations - north, south, east and west. Fully customisable fit out available to suit tenant requirements. Generous 3.7-metre ceilings with unobstructed views across the Jerrabomberra Wetlands and the neighbourhood.



UNIT 6-01 FLOORPLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and west

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout
INTER-TENANCY WALLS	To be specified by tenant as part of fit out

SERVICES

LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fibre to tenancy
PARCELS, LOCKERS AND MAILBOXES	Parcel lockers and mail boxes are available in ground floor mail room for all tenants.
PARKING	Secure bays are available in the basement for lease. Provision for EV charging stations.

	6-01

BUILDING 13 STACKING PLAN (NOT TO SCALE)