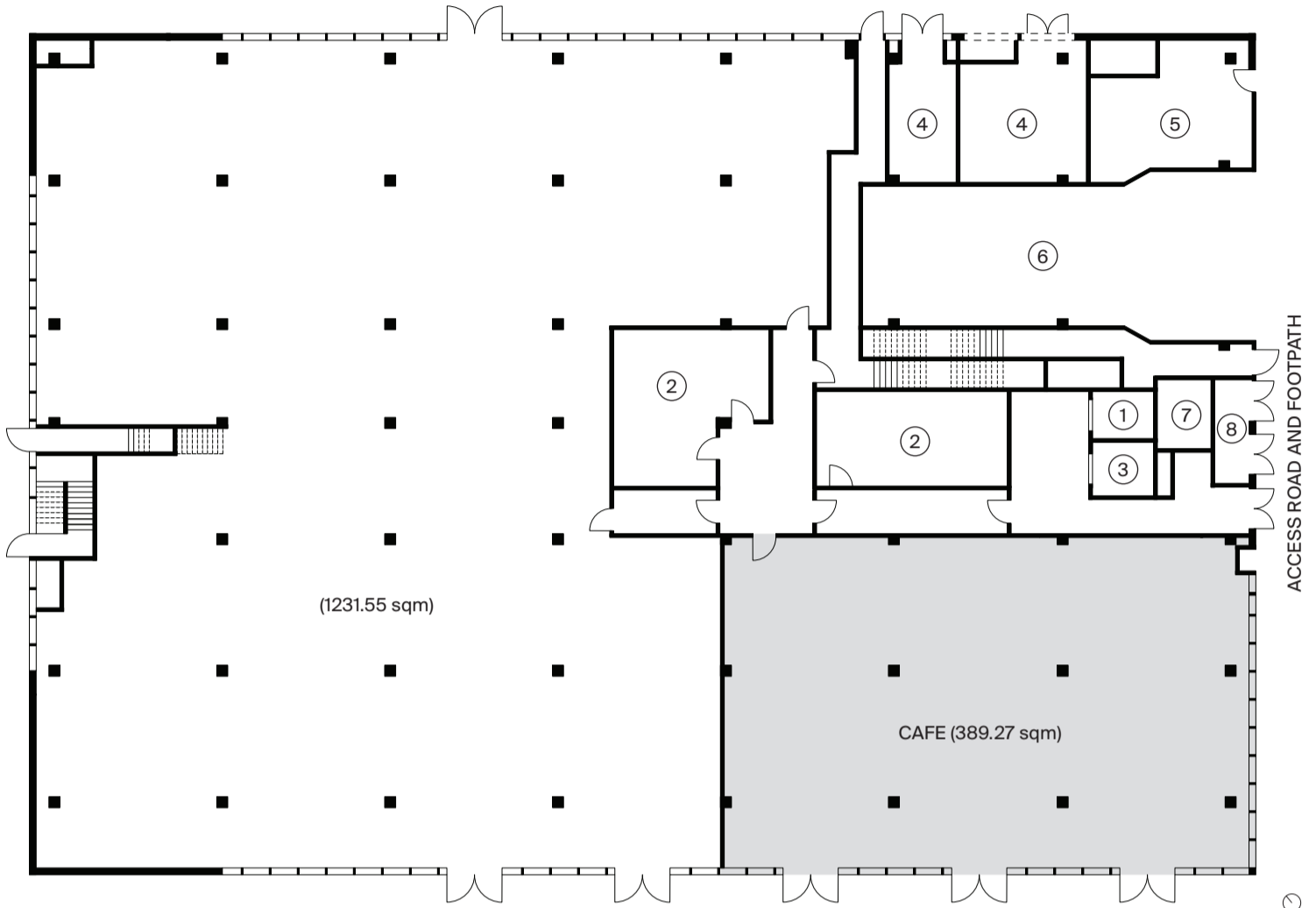


DAIRY ROAD – BUILDING 13

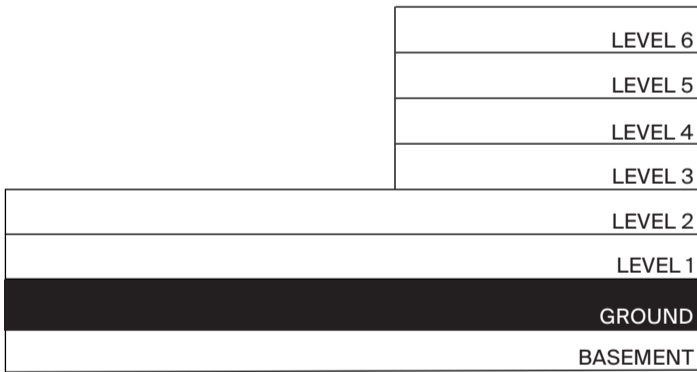
Ground

TOTAL NLA: 1231.55 sqm



→ KEY

- 1 Lift 3 Goods lift 5 Waste room 7 Services
- 2 Bathrooms 4 Plant room 6 Mail room



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and west
GARDEN ACCESS	In time the ground floor will open out onto a grassy wetlands habitat

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.75-metre
FLOORING	Specified by tenant as part of the tenant fitout

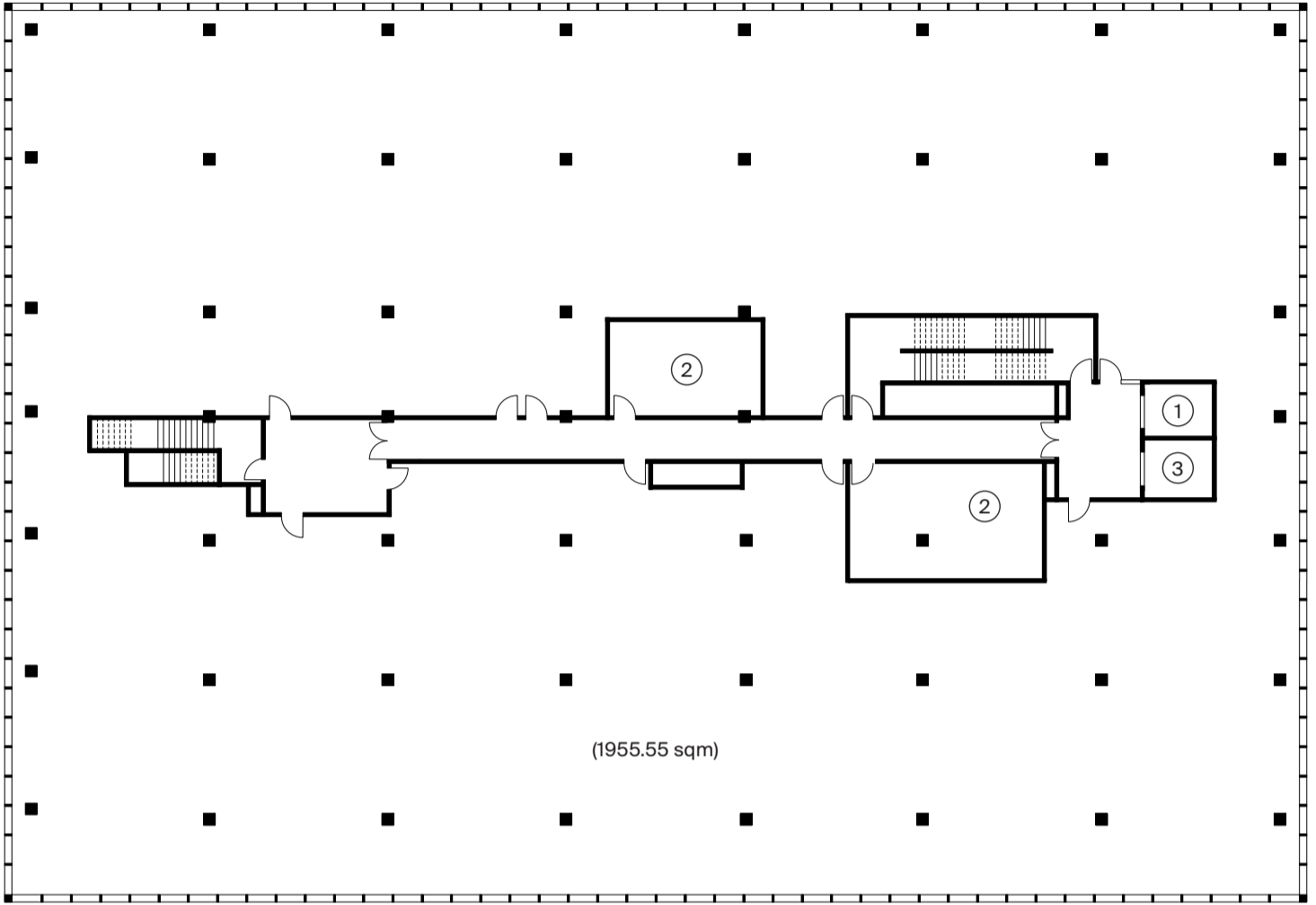
SERVICES

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 - system has been designed for individual tenant control of heating and cooling via a control pad within the tenancy.
DATA	Fiber to tenancy
WASTE	Ground floor waste room with street access.
PARCELS, LOCKERS AND MAILBOXES	Provided. Ground floor lobby.
PARKING	Secure bays available in the basement. Provision for EV charging stations

DAIRY ROAD – BUILDING 13

Level 1

TOTAL NLA: 1955.55 sqm



→ KEY

1 Lift 2 Bathrooms 3 Goods Lift



	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
	LEVEL 2
	LEVEL 1
	GROUND
	BASEMENT

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 3.75-metre

FLOORING Specified by tenant as part of the tenant fitout

SERVICES

LIFTS 1x KONE passenger and 1x KONE oversized suited for large furniture and equipment

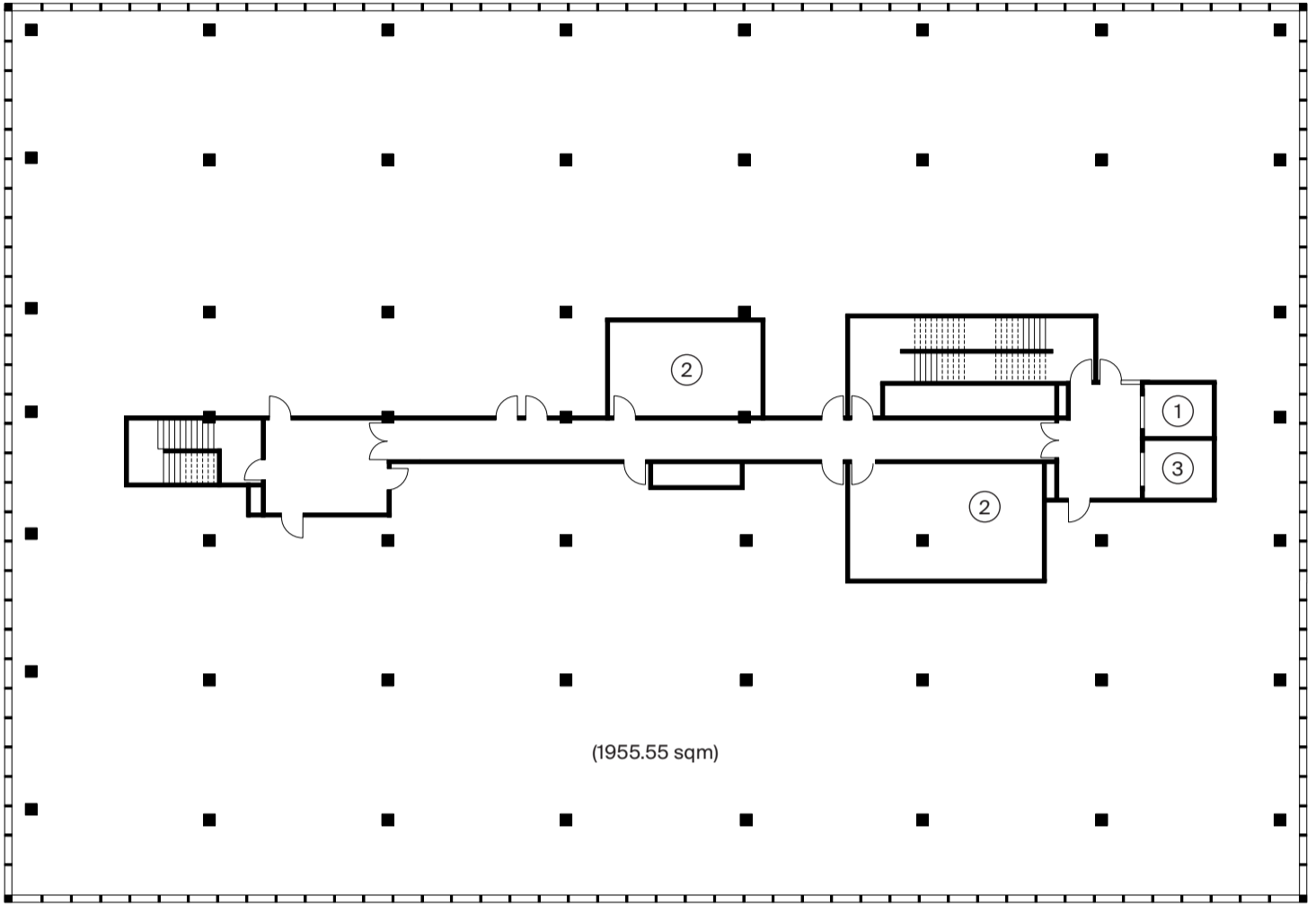
TOILETS Common bathrooms available on all floors

HEATING AND COOLING Installation by tenant - system has been designed for individual tenant control of heating and cooling via a control pad within the tenancy.

DAIRY ROAD – BUILDING 13

Level 2

TOTAL NLA: 1955.55 sqm



→ KEY

1 Lift 2 Bathrooms 3 Goods Lift



	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
	LEVEL 2
	LEVEL 1
	GROUND
	BASEMENT

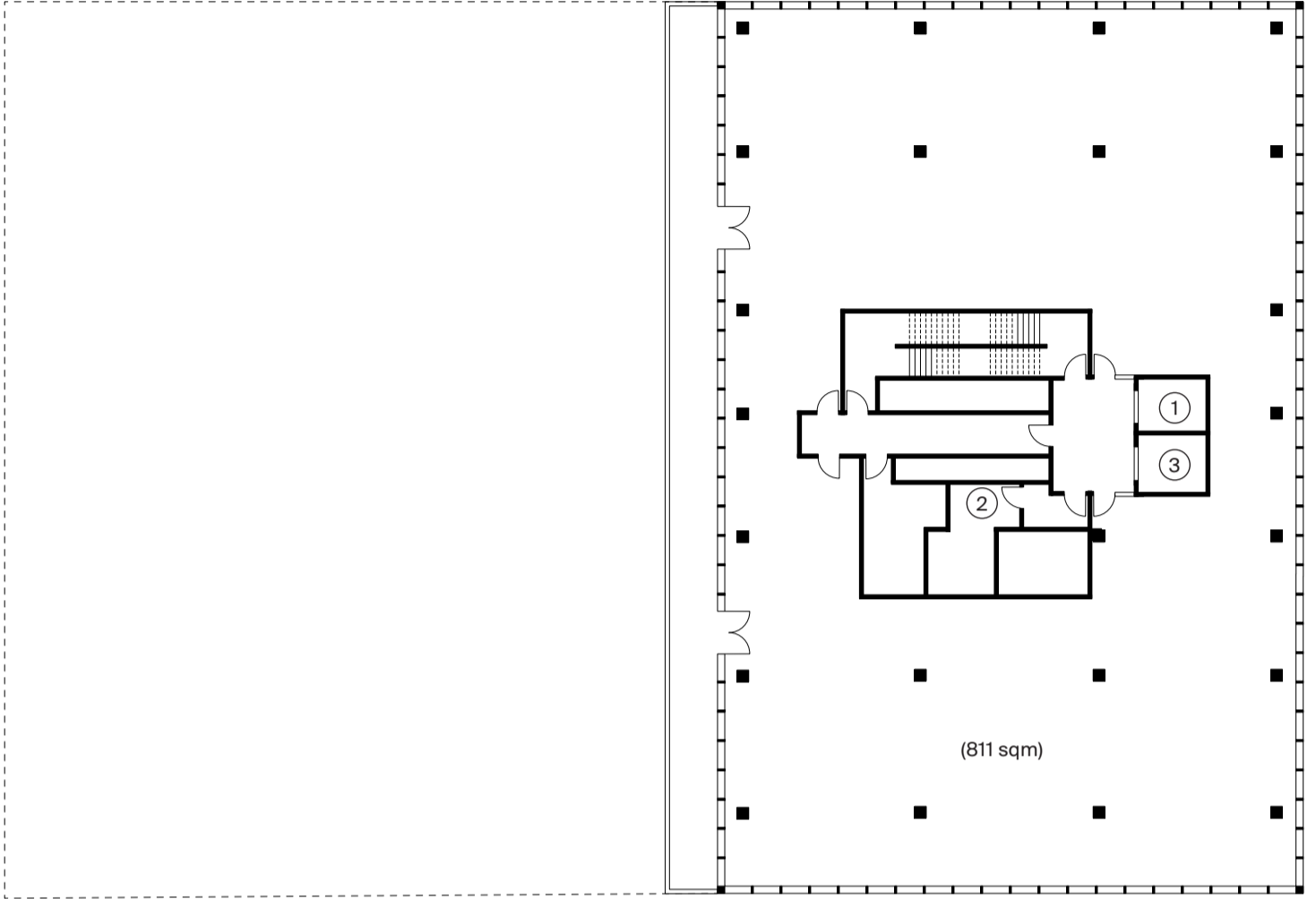
BUILDING 13 STACKING PLAN (NOT TO SCALE)

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
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 - system has been designed for individual tenant control of heating and cooling via a control pad within the tenancy.
DATA	Fiber to tenancy

DAIRY ROAD – BUILDING 13

Level 3

TOTAL NLA: 811 SQM



→ KEY

1 Lift 2 Bathrooms 3 Goods Lift



	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
	LEVEL 2
	LEVEL 1
	GROUND
	BASEMENT

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

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout

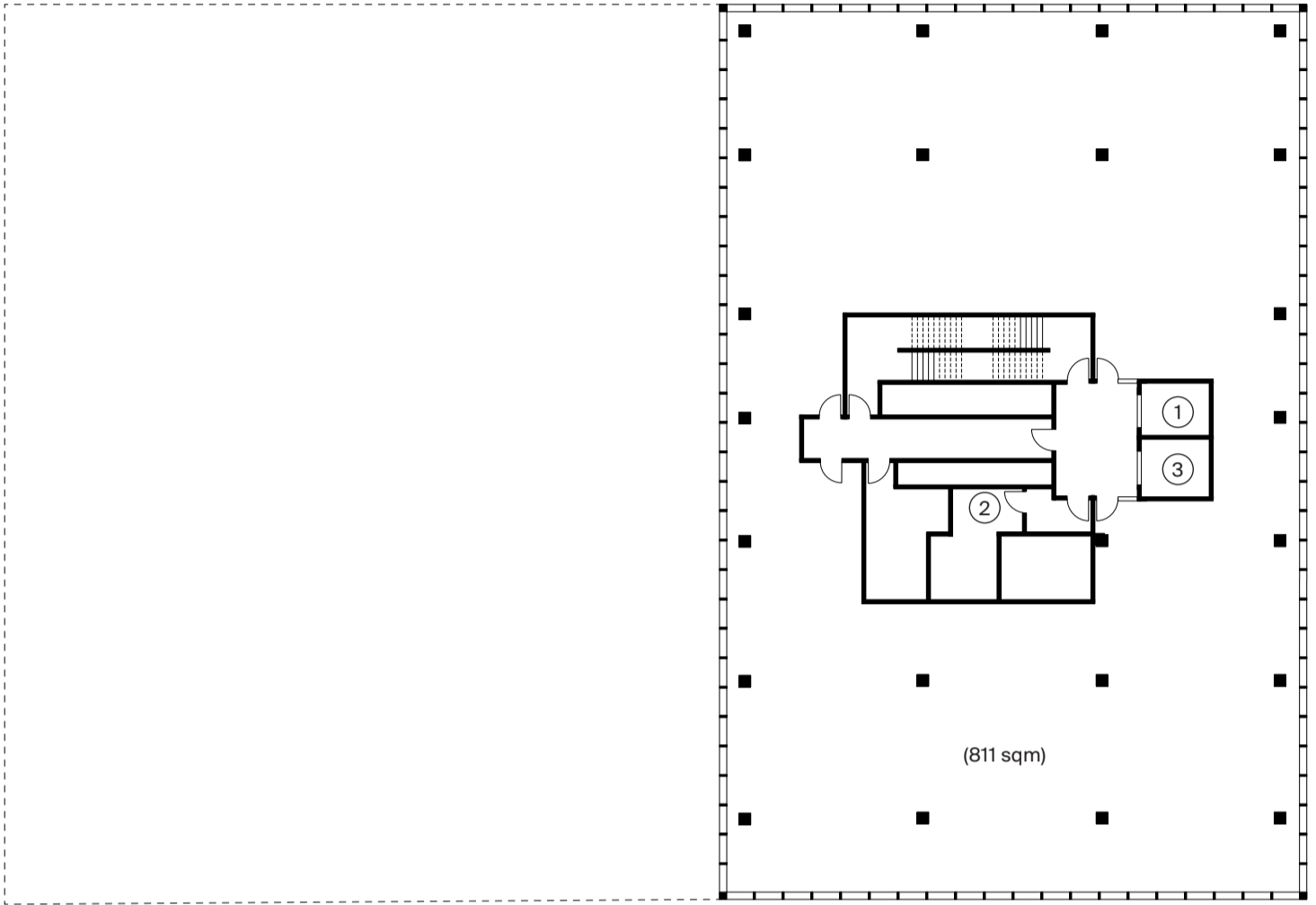
SERVICES

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	Fiber to tenancy

DAIRY ROAD – BUILDING 13

Levels 4–6

NLA PER LEVEL / TOTAL NLA: 811 SQM / 2433 SQM



→ KEY

- 1 Lift 2 Bathrooms 3 Goods Lift



	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
	LEVEL 2
	LEVEL 1
	GROUND
	BASEMENT

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

SERVICES

LIFTS 1x KONE passenger and 1x KONE oversized suited for large furniture and equipment

TOILETS Common bathrooms available on all floors

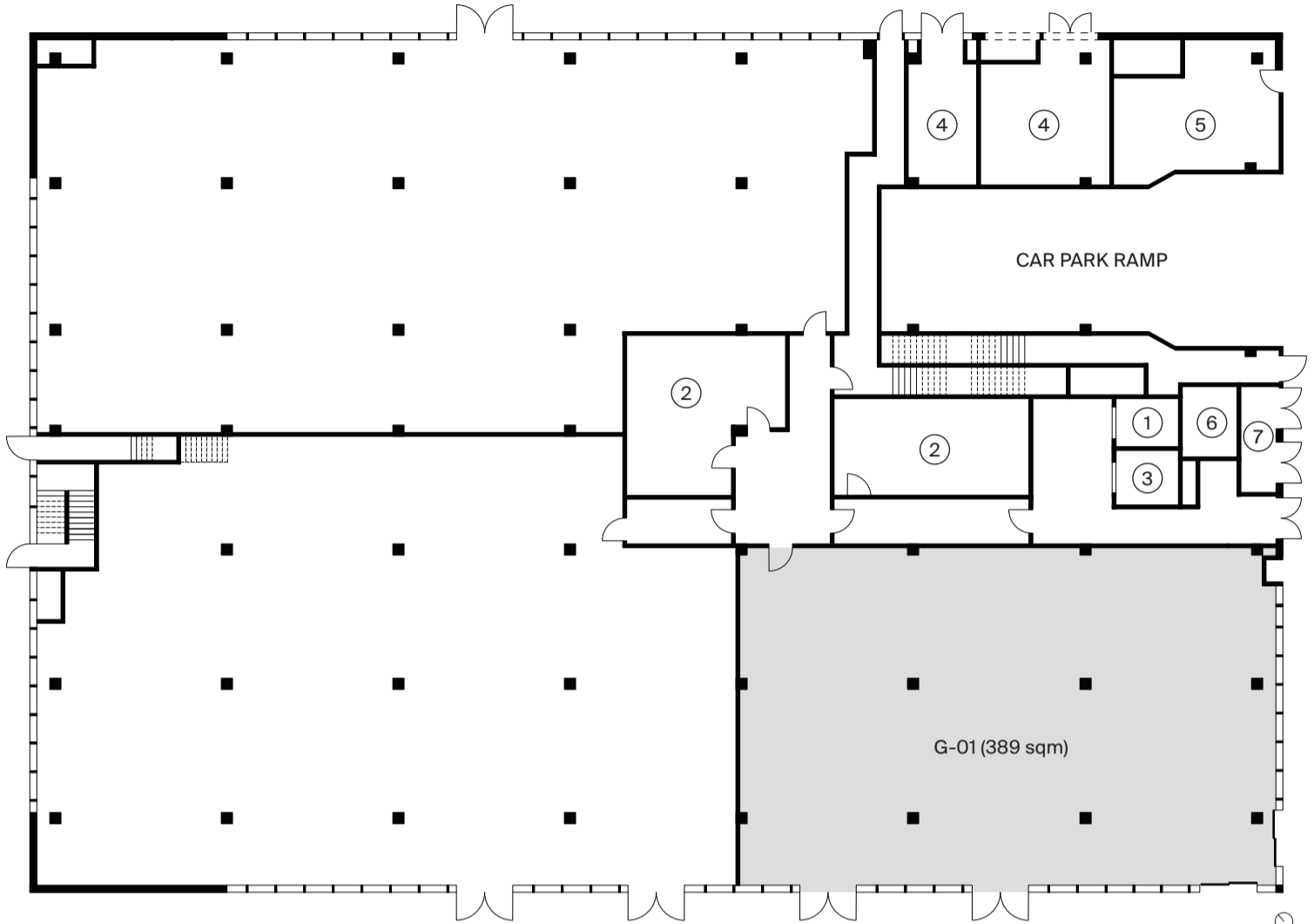
HEATING AND COOLING Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.

DATA Fiber to tenancy

Ground G-01

NLA
389 sqm
FITOUT
Customisable

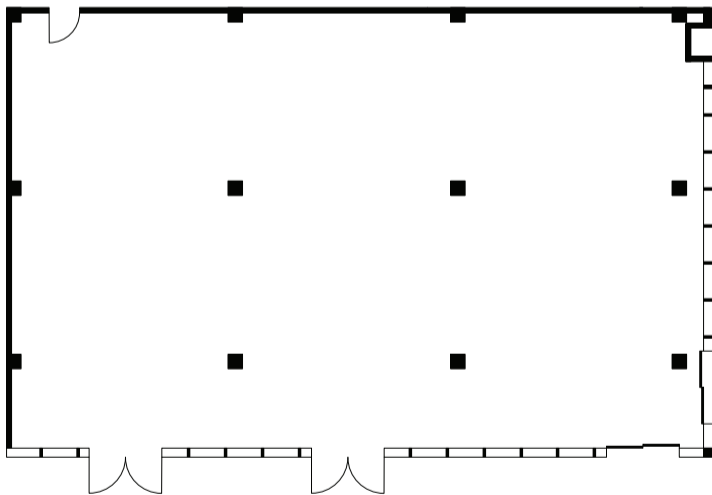
TARGET USE
Hospitality



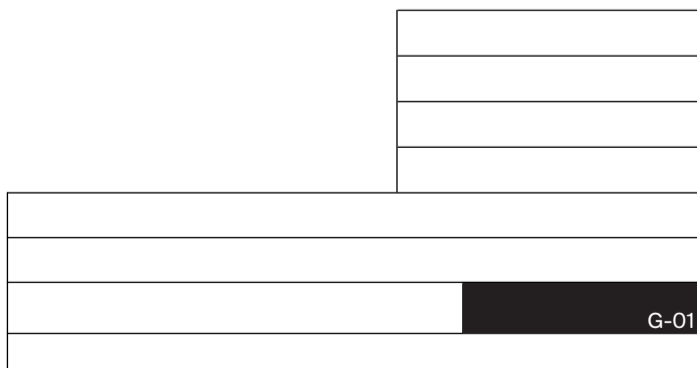
→ KEY

- 1 Lift 3 Goods lift 5 Waste room 7 Services
- 2 Bathrooms 4 Plant room 6 Mail room

A ground floor tenancy for independent retail or a hospitality operator catering to workers, visitors and residents. In time, the space will open out to a new wetland garden with boardwalks. It offers lots of natural light and has generous 4-metre high ceilings. This tenancy is adjacent to workspaces for creative businesses.



UNIT G.01 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

PUBLIC INTERFACE	Yes
OPERABLE WINDOWS	Yes
VIEWS	Views to a new wetland garden to the south
GARDEN ACCESS	In time the ground floor will open out onto a grassy wetlands habitat
OUTDOOR LICENSED AREA	Yes

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	4-metre
FLOORING	Specified by tenant as part of the tenant fitout

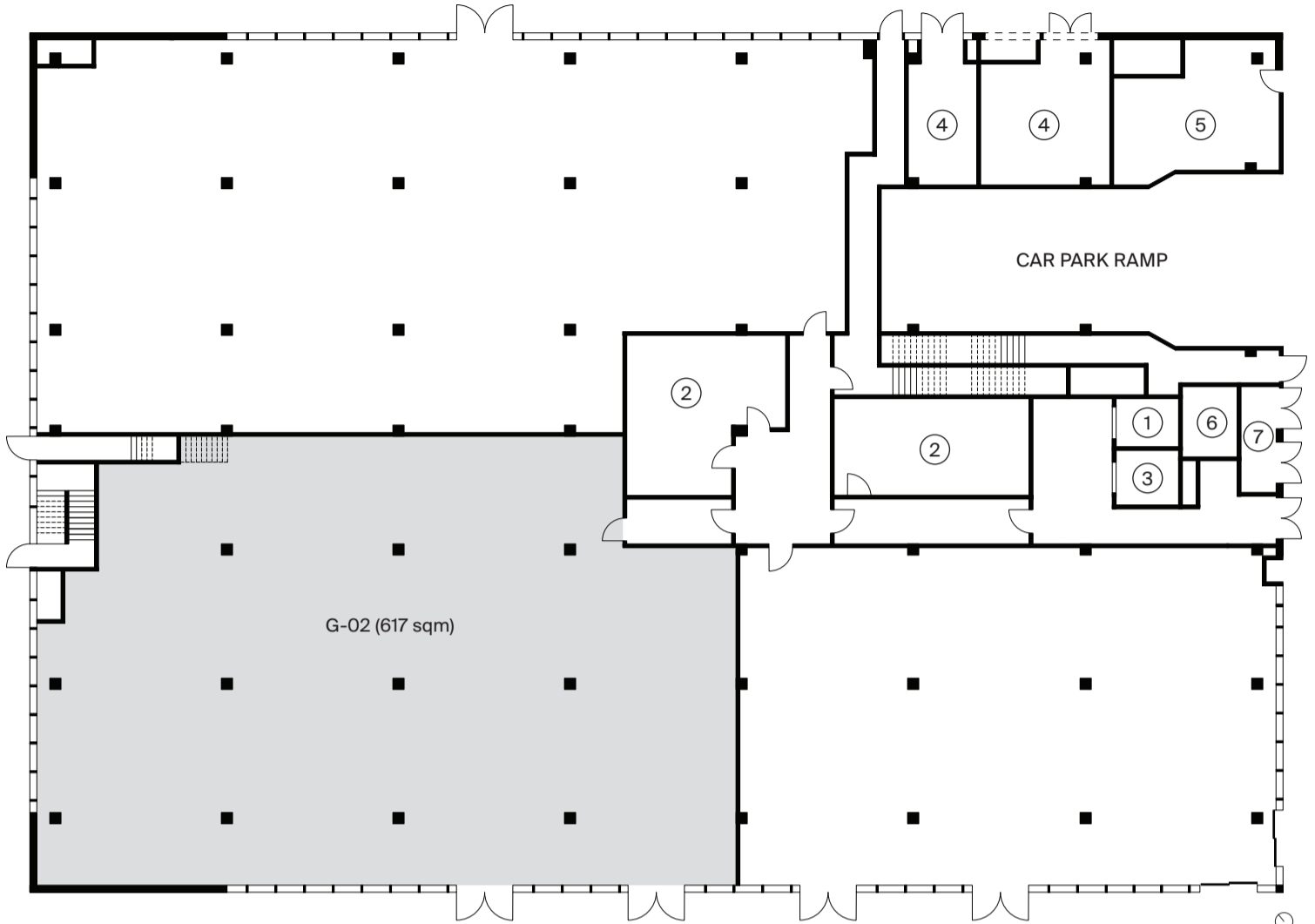
SERVICES

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	Fiber to tenancy
EXHAUST	Provision for kitchen exhaust
GREASE TRAP	Provision for grease trap
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 available in the basement. Provision for EV charging stations

Ground G-02

NLA
617 sqm
FITOUT
Customisable

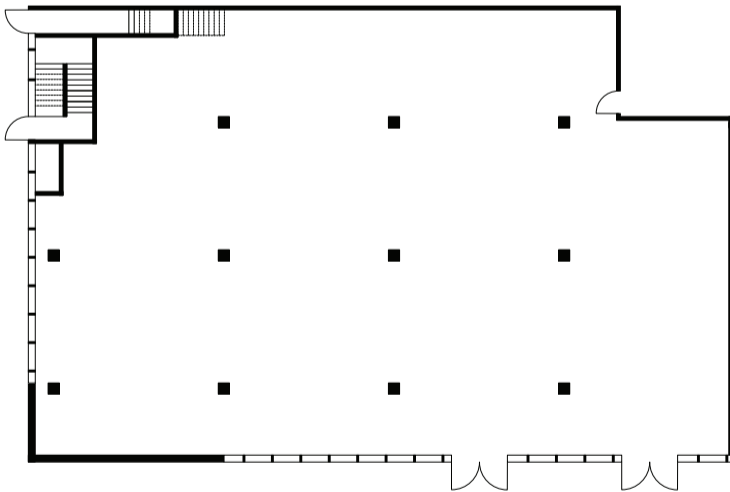
TARGET USE
Health and Wellbeing
Retail



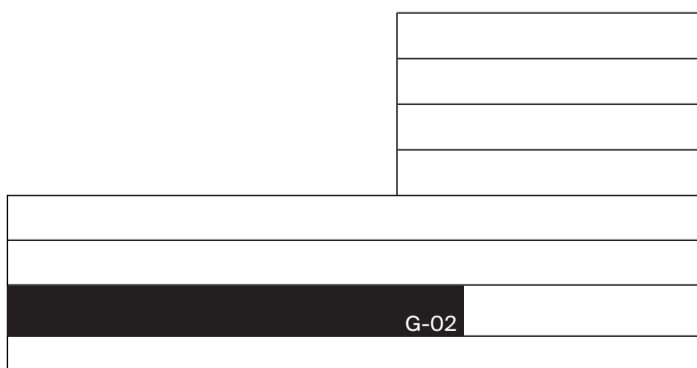
→ KEY

- 1 Lift 3 Goods lift 5 Waste room 7 Services
- 2 Bathrooms 4 Plant room 6 Mail room

A ground floor tenancy that would suit a health and wellbeing or retail operator. The space will open out to a new wetland garden with boardwalks. Calming nature views to the west overlooking the Jerrabomberra Wetlands. It offers lots of natural light and has generous 3.7-metre high ceilings. Adjacent to this tenancy is an all day eatery. Provision for additional bathrooms and wet areas with tenancy built as part of the tenancy fit-out.



UNIT G.02 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

PUBLIC INTERFACE	Yes
OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the west and, in time, views of a new wetland garden to the south
GARDEN ACCESS	In time the ground floor will open out onto a grassy wetlands habitat
OUTDOOR LICENSED AREA	Yes

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	4-metre
FLOORING	Specified by tenant as part of the tenant fitout

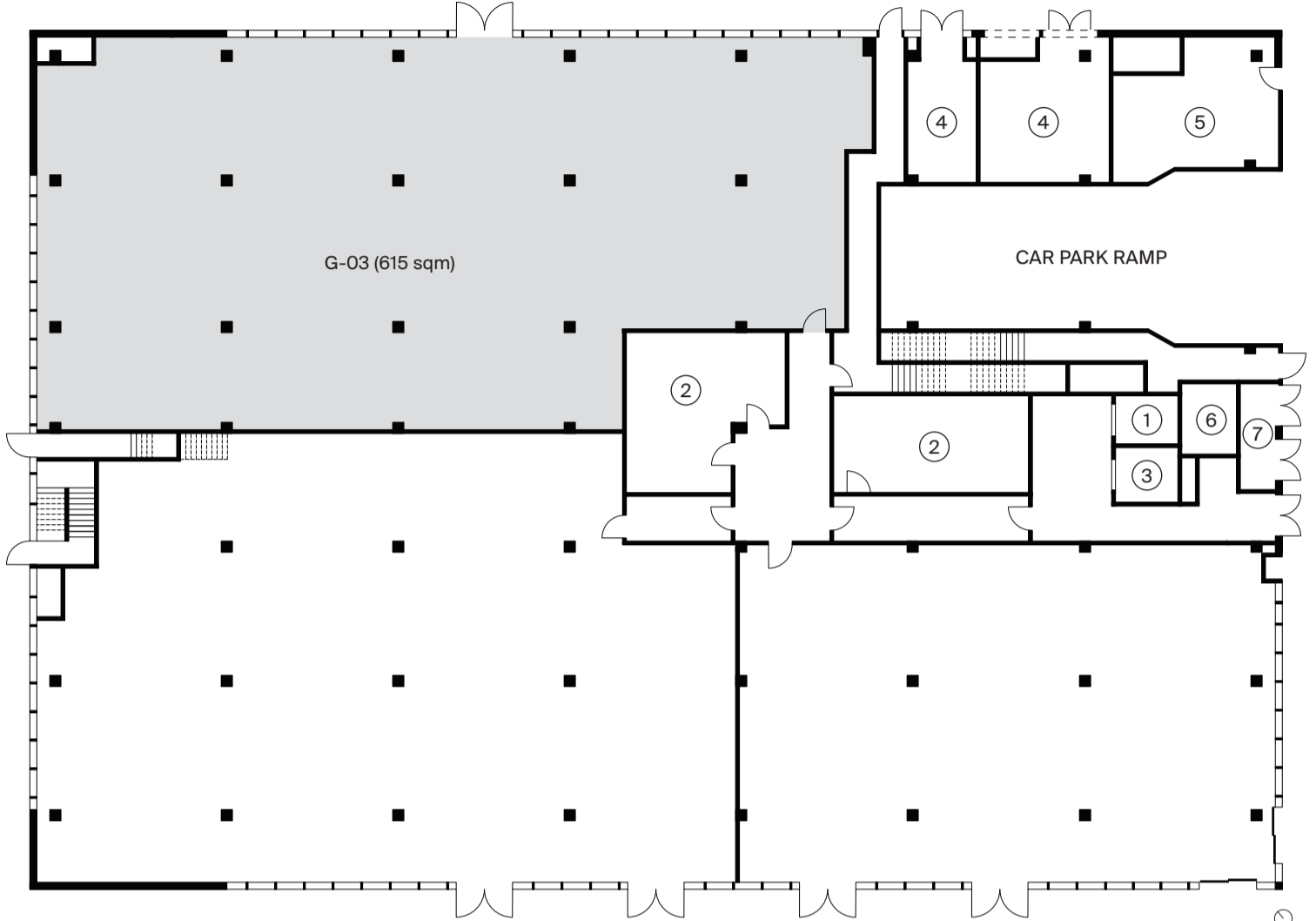
SERVICES

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	Fiber 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 available in the basement. Provision for EV charging stations

Ground G-03

NLA
615 sqm
FITOUT
Customisable

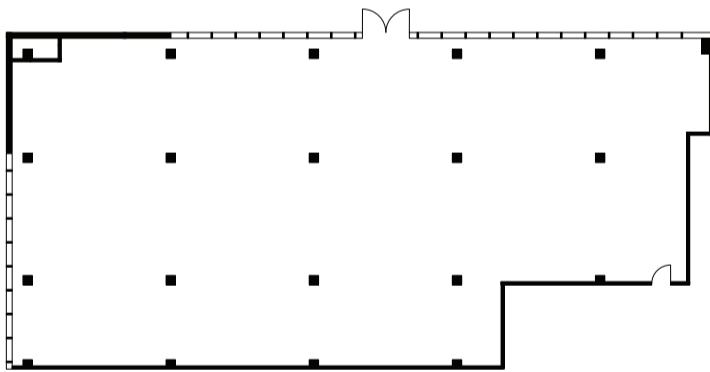
TARGET USE
Health and Wellbeing
Retail



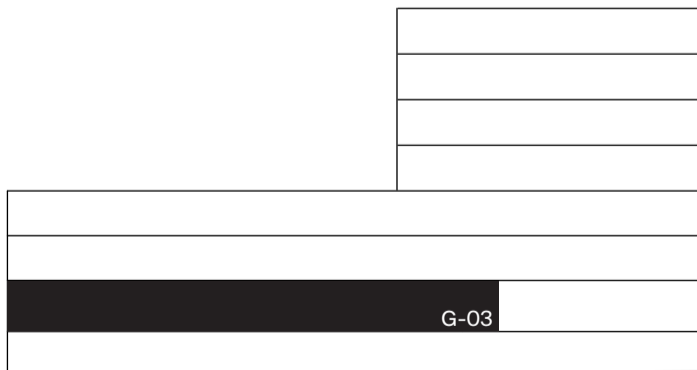
→ KEY

- 1 Lift 3 Goods lift 5 Waste room 7 Services
- 2 Bathrooms 4 Plant room 6 Mail room

A space for health and wellbeing or retail. The space offers lots of natural light and has generous 4-metre high ceilings. Calming nature views overlooking the Jerrabomberra Wetlands to the north and west. Provisions for additional bathrooms and wet areas within tenancy, built as part of the tenancy fitout.



UNIT G.02 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)



FEATURES

PUBLIC INTERFACE	Yes
OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and west
GARDEN ACCESS	Yes
OUTDOOR LICENSED AREA	Yes

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	4-metre
FLOORING	Specified by tenant as part of the tenant fitout

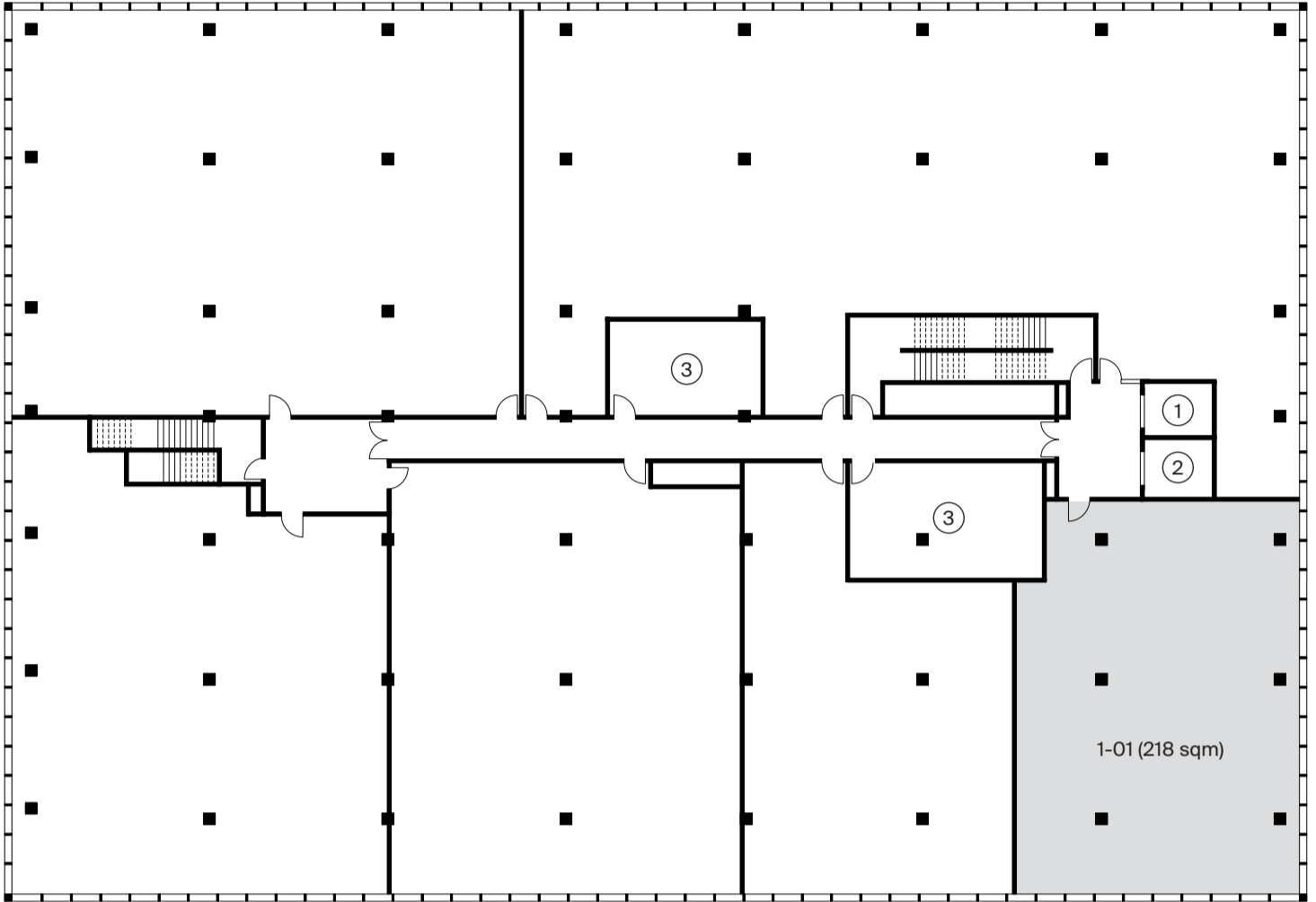
SERVICES

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	Fiber 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 available in the basement. Provision for EV charging stations

Level 1 1-01

NLA
218 sqm
FITOUT
Customisable

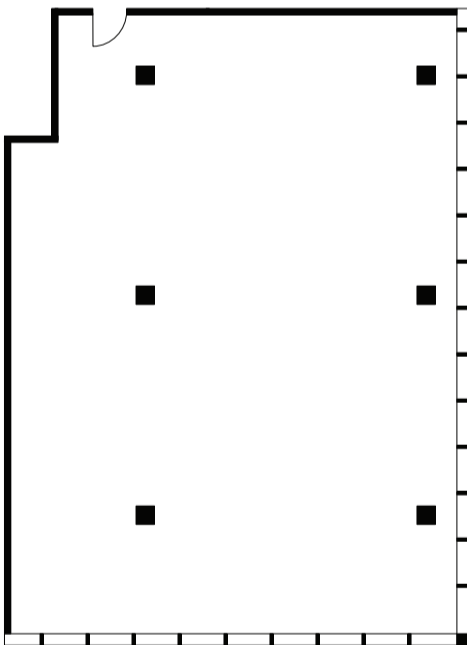
TARGET USE
Health and Wellbeing
Retail



→ KEY
1 Lift 2 Goods lift 3 Bathrooms



An open, corner tenancy suited to an independent retail or health and wellbeing operator. The space offers diffused southerly light and morning easterly light with 3.7-metre high ceilings and views out to a new wetland garden.



UNIT 1-01 FLOORPLAN (NOT TO SCALE)

FEATURES

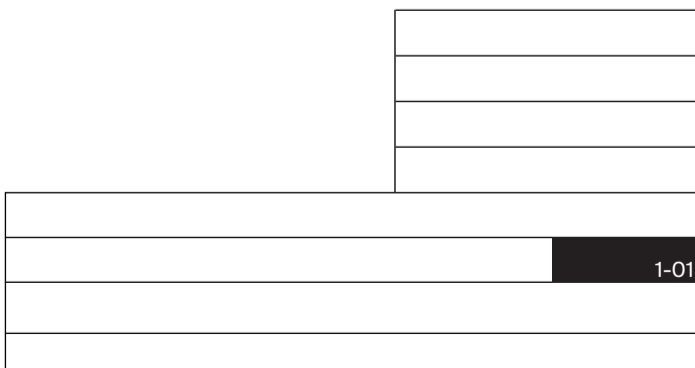
OPERABLE WINDOWS	Yes
VIEWS	In time, views to a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout

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.
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 available in the basement. Provision for EV charging stations

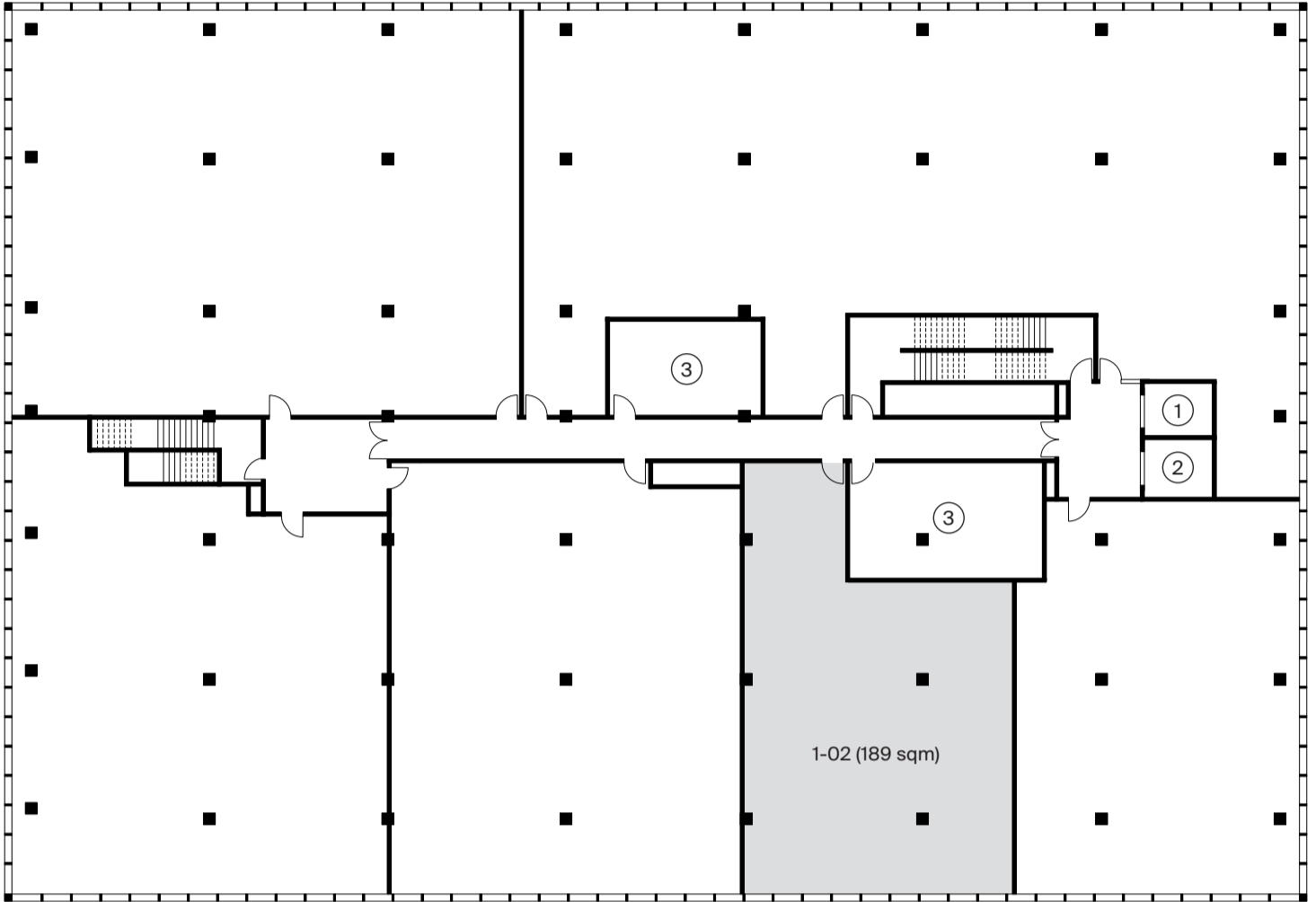


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 1 1-02

NLA
189 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Retail

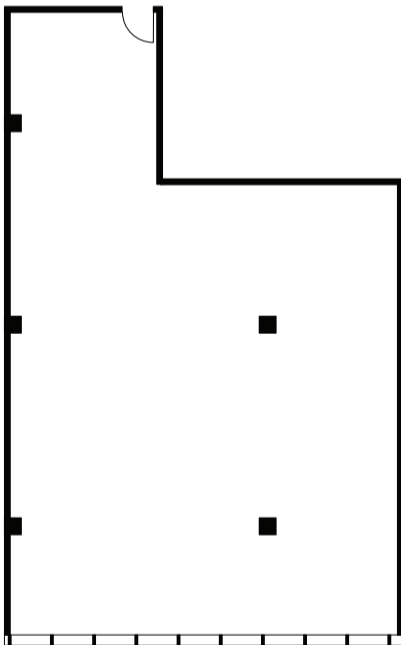


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



An open, flexible tenancy suited to an independent retail or health and wellbeing operator. The space offers diffused southerly light with 3.7-metre high ceilings and views out to a new wetland garden.



UNIT 1-02 FLOORPLAN (NOT TO SCALE)



BUILDING 13 STACKING PLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	In time, views to 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

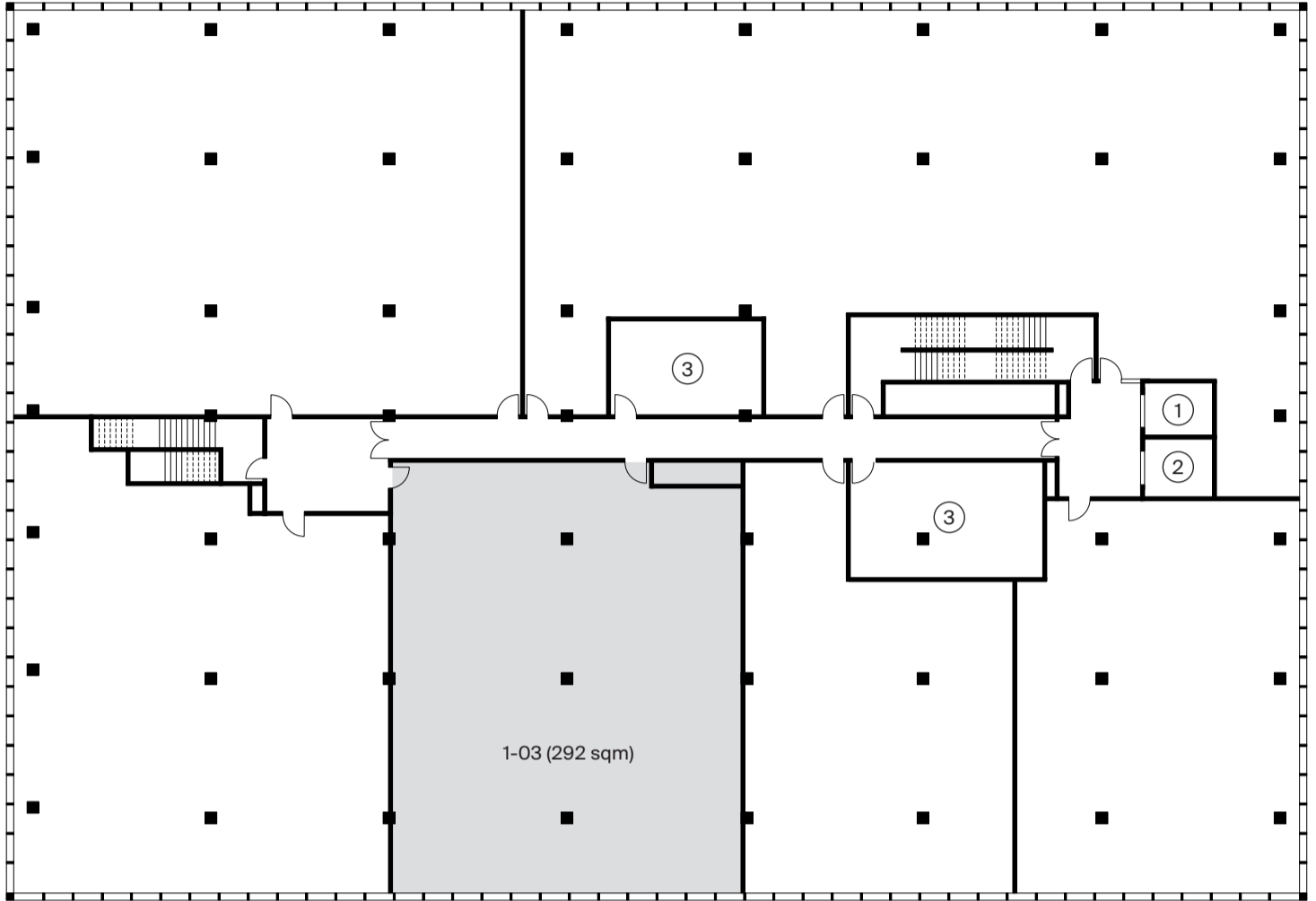
SERVICES

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.
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 available in the basement. Provision for EV charging stations

Level 1 1-03

NLA
292 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Retail

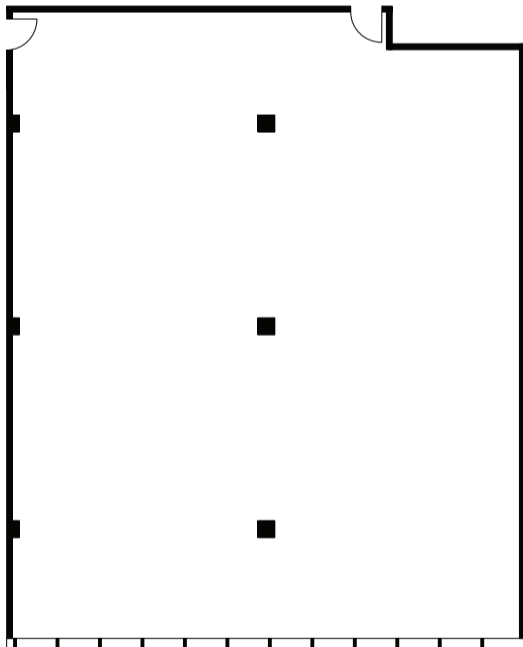


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



An open, flexible tenancy suited to an independent retail or health and wellbeing operator. The space offers diffused southerly light with 3.7-metre high ceilings and views out to a new wetland garden.



UNIT 1-03 FLOORPLAN (NOT TO SCALE)

FEATURES

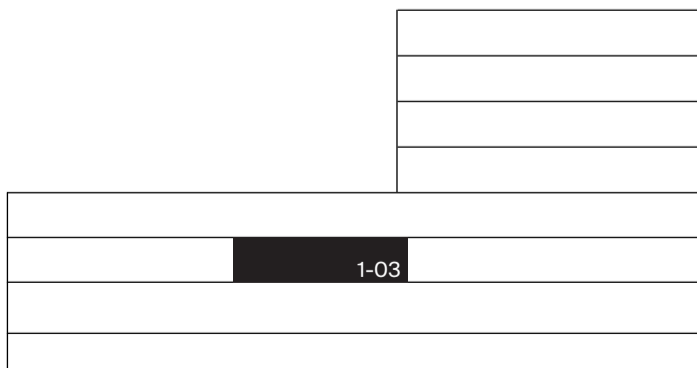
OPERABLE WINDOWS	Yes
VIEWS	In time, views to a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout

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.
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 available in the basement. Provision for EV charging stations

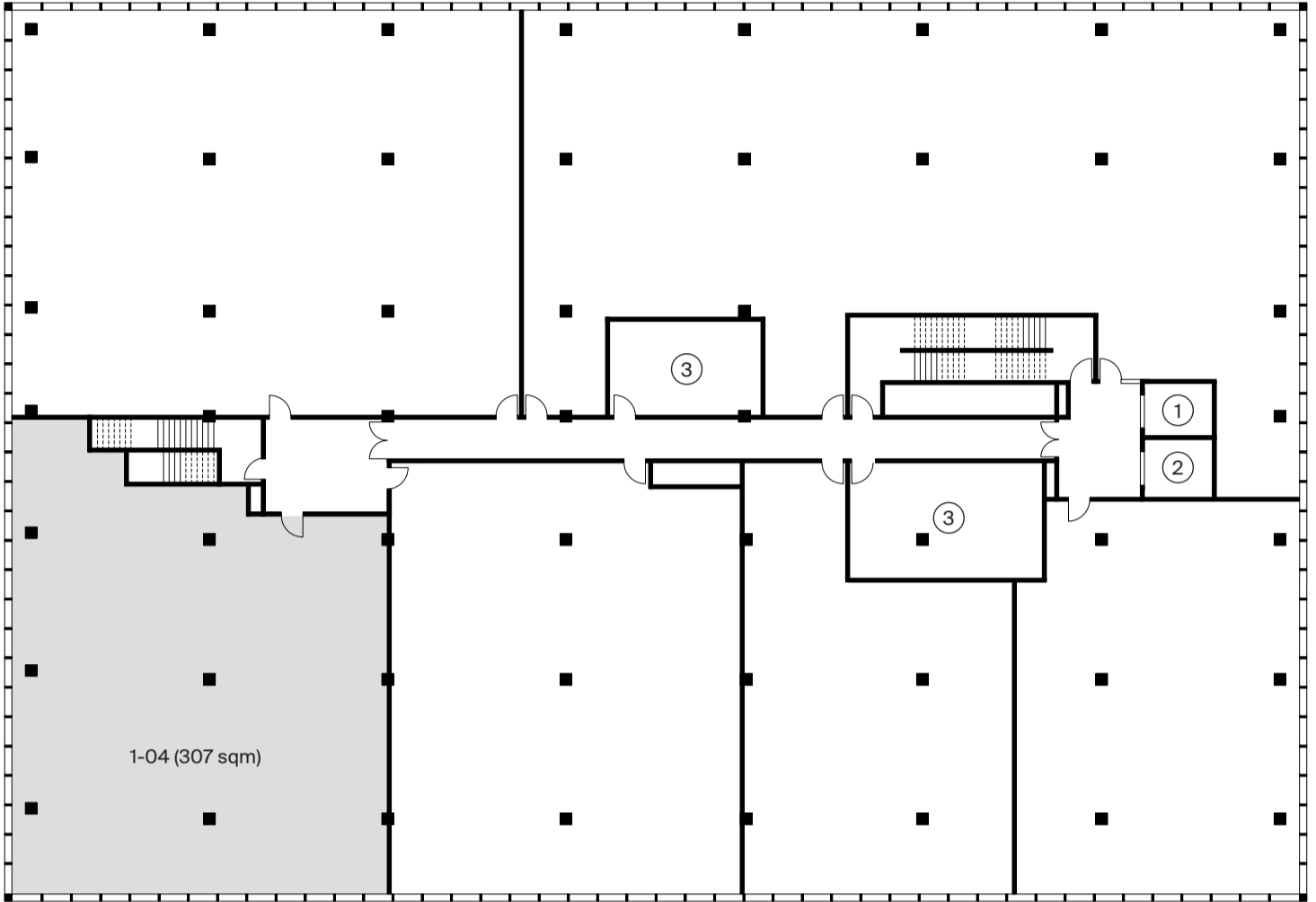


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 1 1-04

NLA
307 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Retail

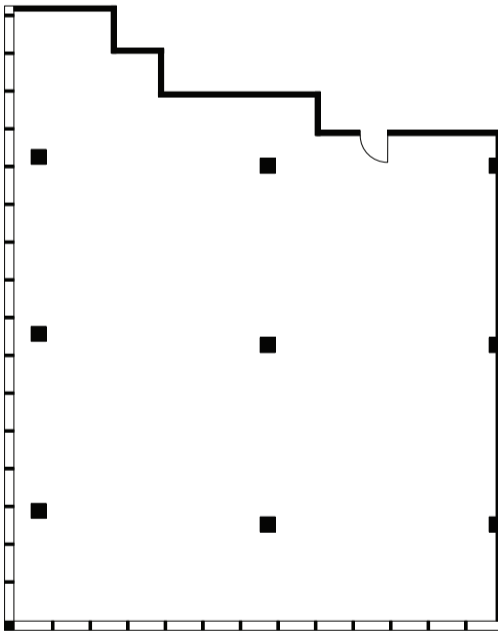


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



An open, corner tenancy suited to independent retail or health and wellbeing operator. A light-filled space with 3.7-metre high ceilings and expansive views across the Jerrabomberra Wetlands.



UNIT 1-04 FLOORPLAN (NOT TO SCALE)

FEATURES

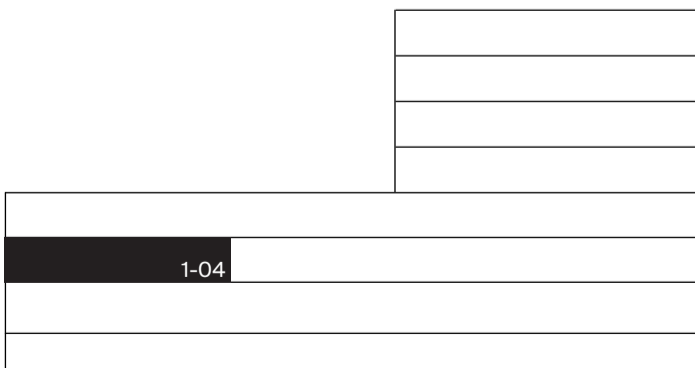
OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the west and, in time, views of a new wetland garden to the south

FITOUT

CEILING	Raw concrete (unpainted) slab with exposed services
CEILING HEIGHT	3.7-metre
FLOORING	Specified by tenant as part of the tenant fitout

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.
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.

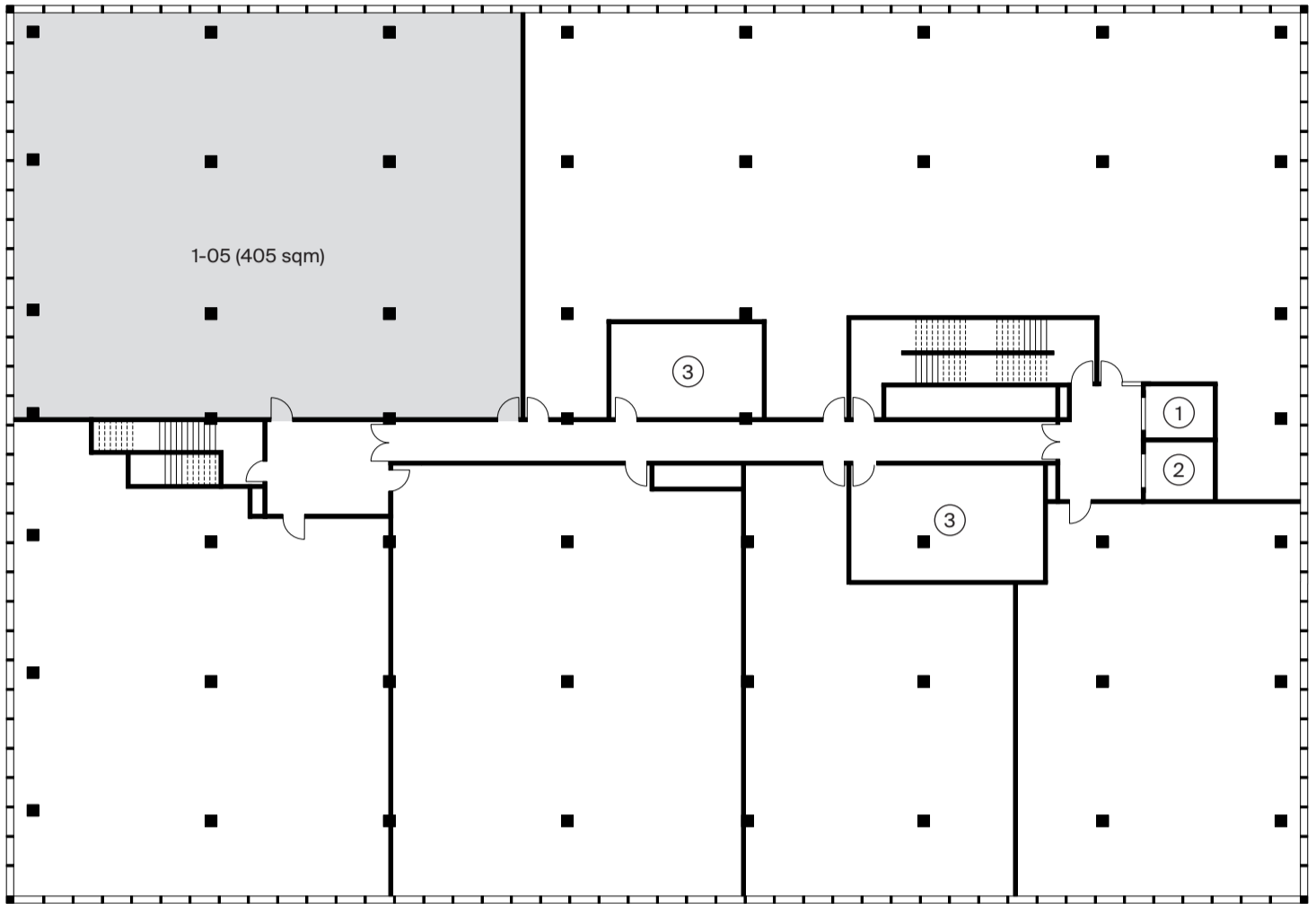


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 1 1-05

NLA
405 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Retail

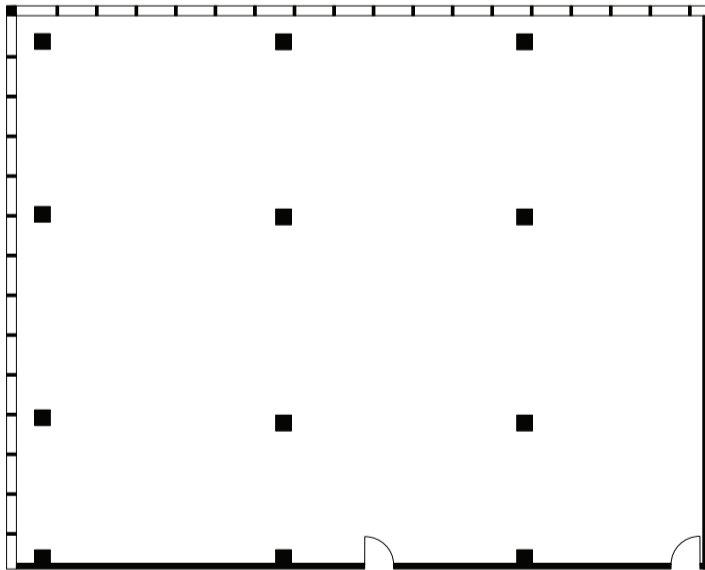


→ KEY

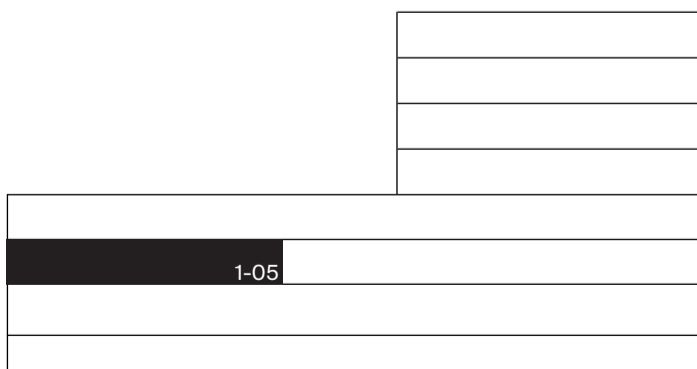
1 Lift 2 Goods lift 3 Bathrooms



A corner tenancy well suited to a health and wellbeing operator or workspace. Calming northerly and westerly views out towards the Jerrabomberra Wetlands with large windows and 3.7-metre high ceilings. Provisions for wet spaces and bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 1-05 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	3.75-metre
FLOORING	Specified by tenant as part of the tenant fitout

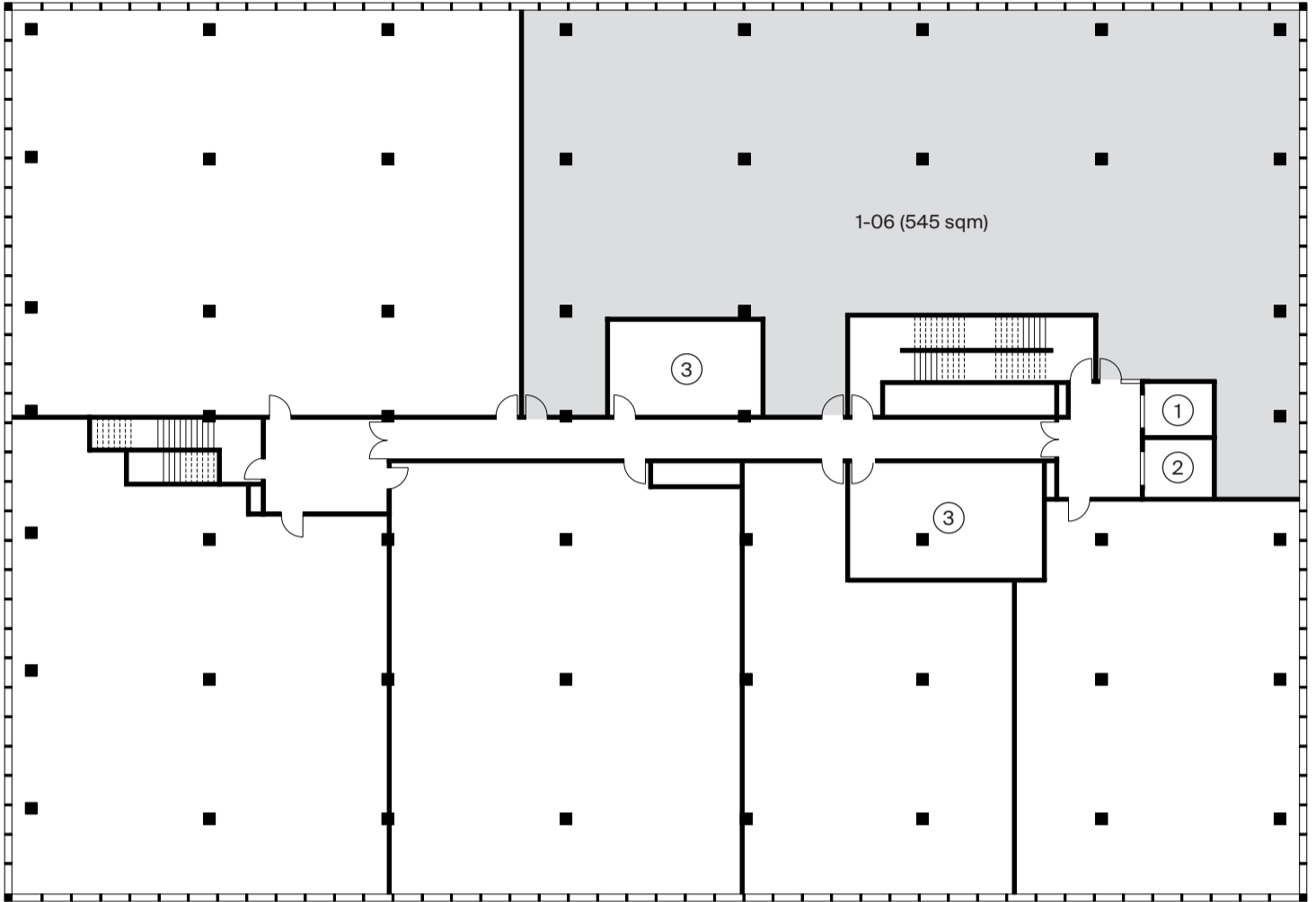
SERVICES

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.
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 1 1-06

NLA
545 sqm
FITOUT
Customisable

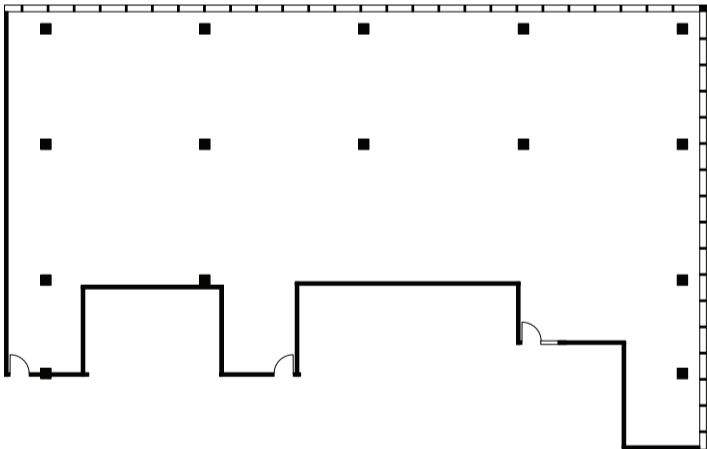
TARGET USE
Health and Wellbeing
Retail



→ KEY
1 Lift 2 Goods lift 3 Bathrooms



An open, corner tenancy suited to health and wellbeing operator or retail space. The space offers lots of natural light from the north and east with 3.7-metre high ceilings. Provisions for wet spaces and bathrooms within tenancy, built as part of the tenancy fitout.



UNIT 1-06 FLOORPLAN (NOT TO SCALE)



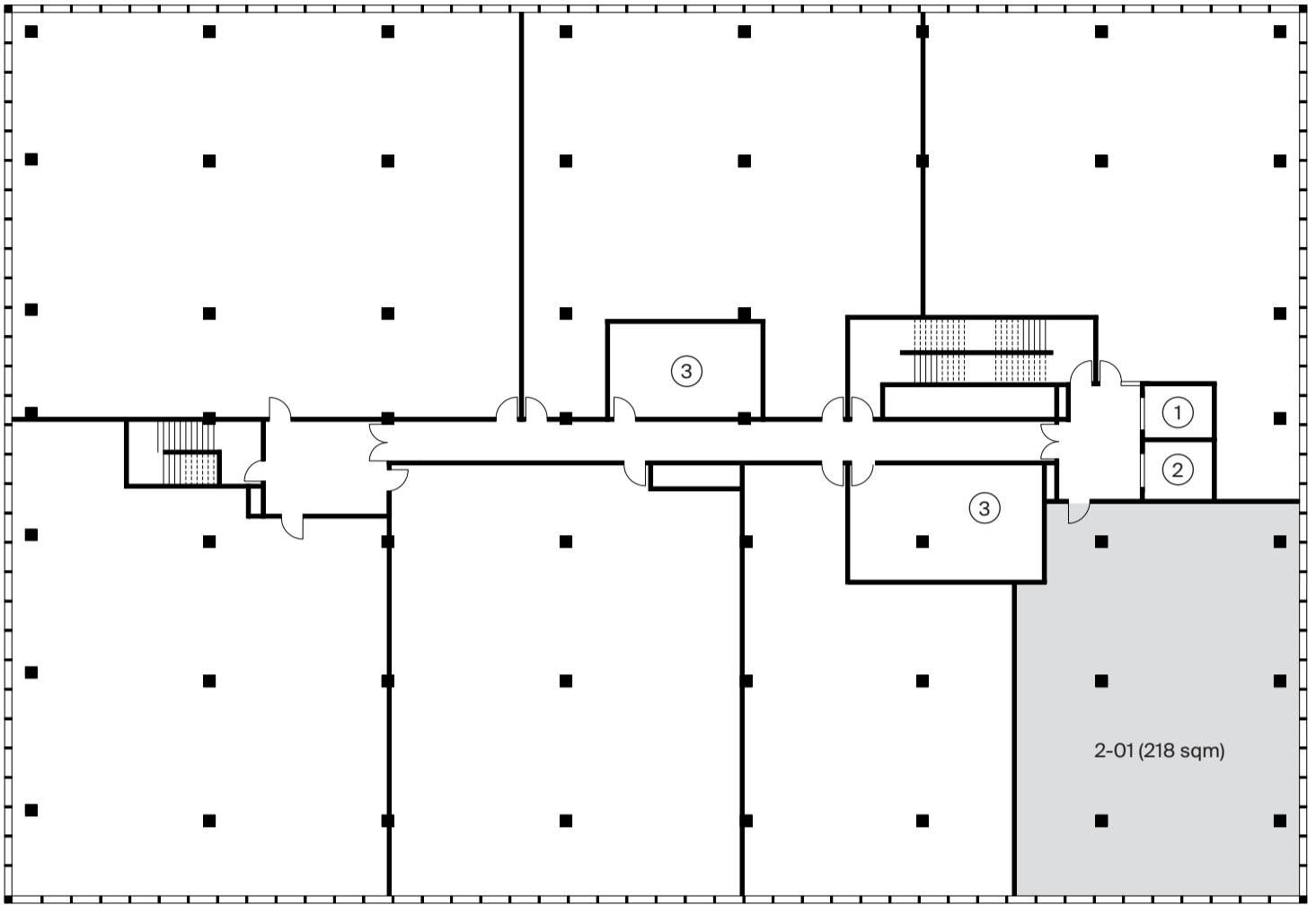
BUILDING 13 STACKING PLAN (NOT TO SCALE)

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
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.
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 2-01

NLA
218 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Workspace

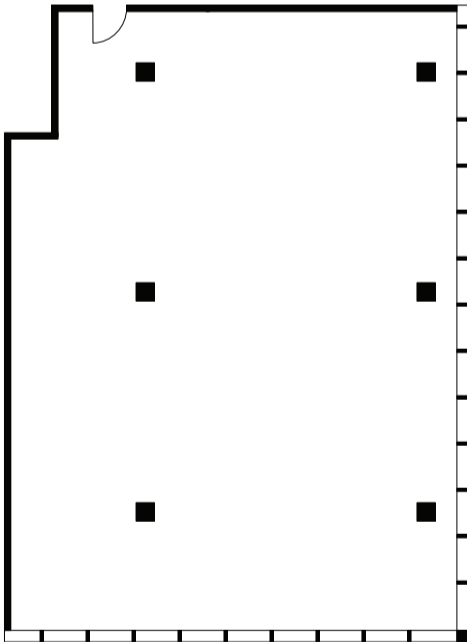


→ KEY

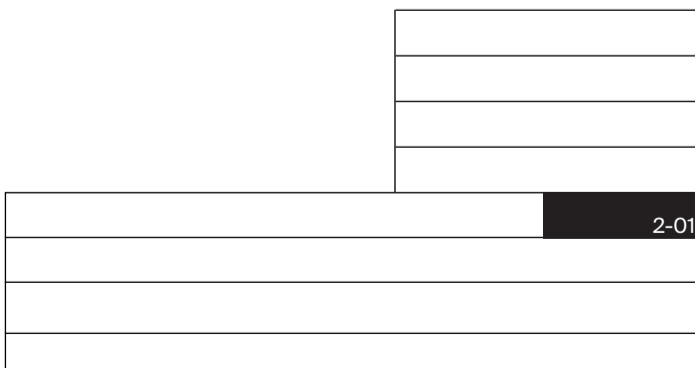
1 Lift 2 Goods lift 3 Bathrooms



A corner tenancy for work or health and wellbeing services. The space offers diffused 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)



BUILDING 13 STACKING PLAN (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

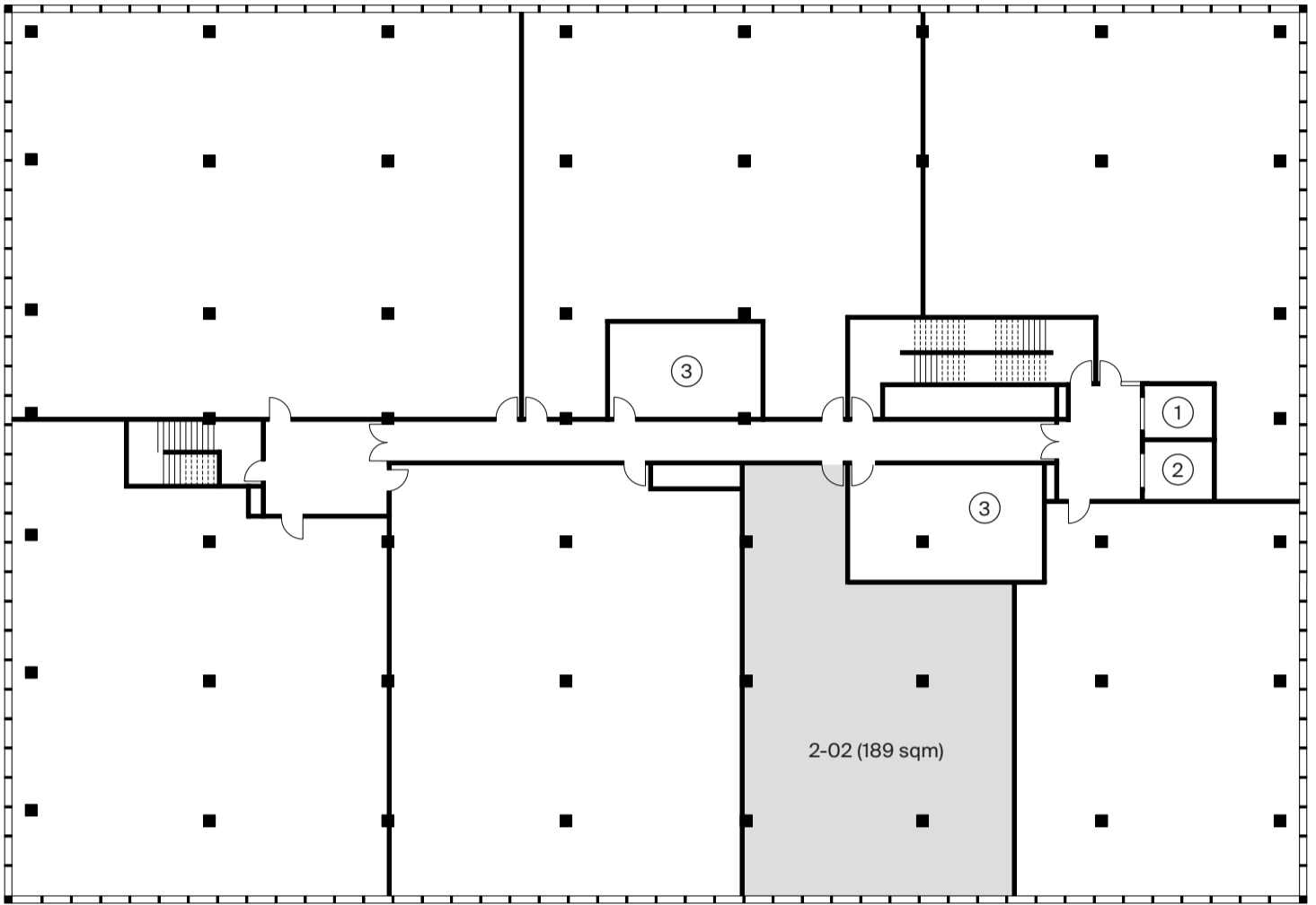
SERVICES

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	Fiber 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 2-02

NLA
189 sqm
FITOUT
Customisable

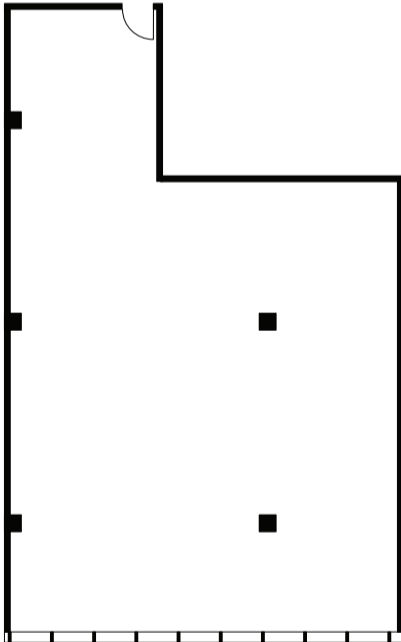
TARGET USE
Health and Wellbeing
Workspace



→ KEY
1 Lift 2 Goods lift 3 Bathrooms



An open, flexible tenancy for work or health and wellbeing services. The space offers diffused 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

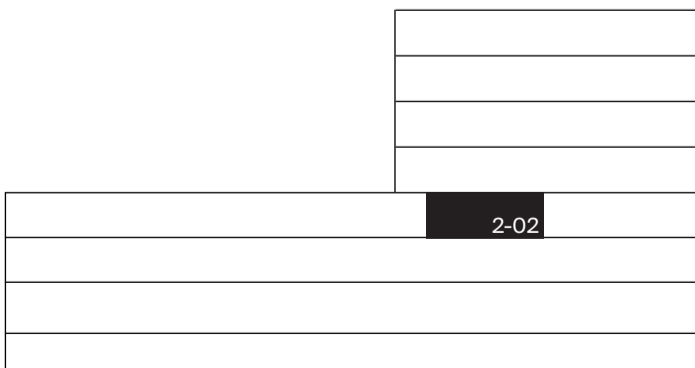
OPERABLE WINDOWS	Yes
VIEWS	In time, views of a new wetland garden to the south

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	Fiber 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.

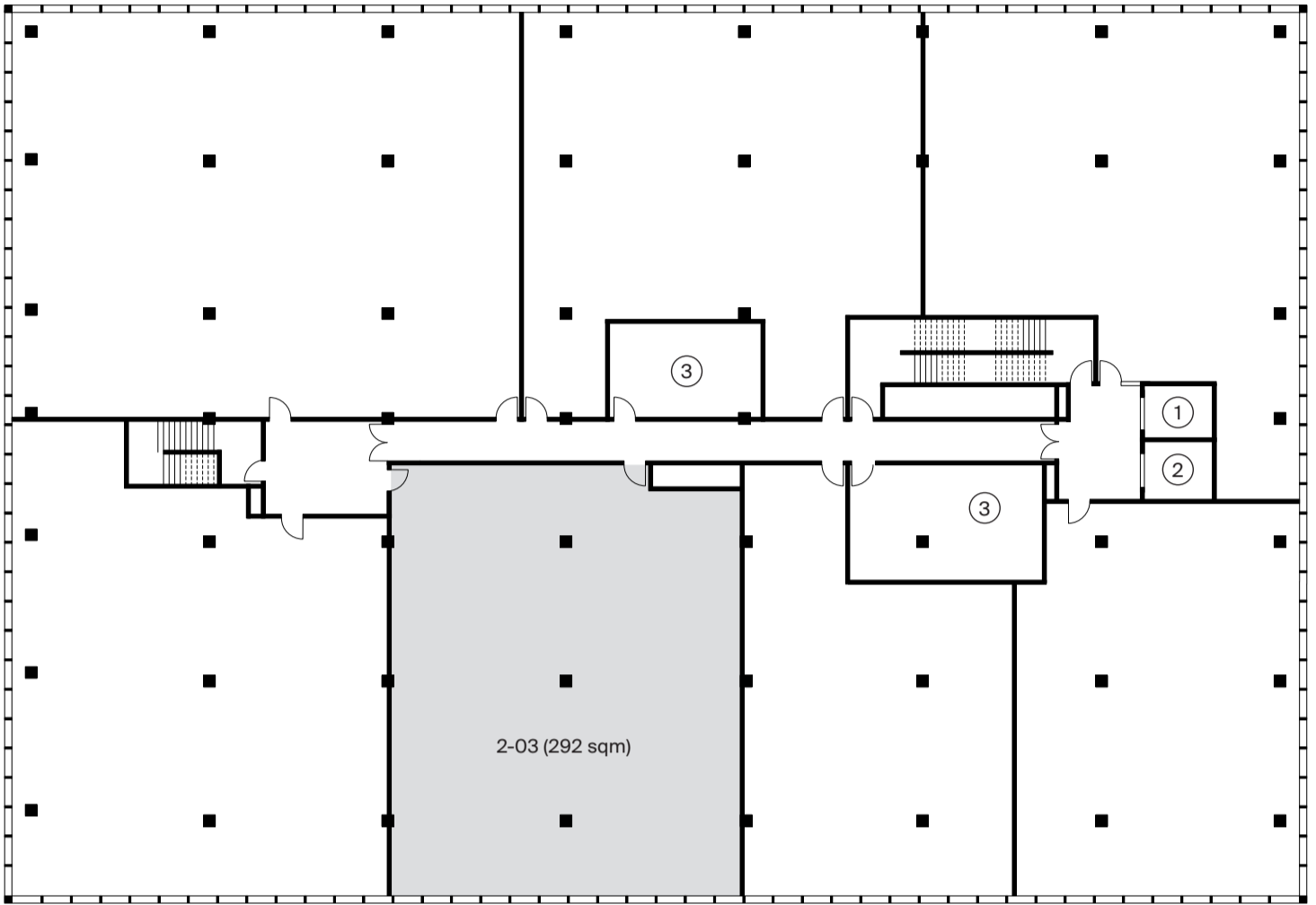


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 2 2-03

NLA
292 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Workspace

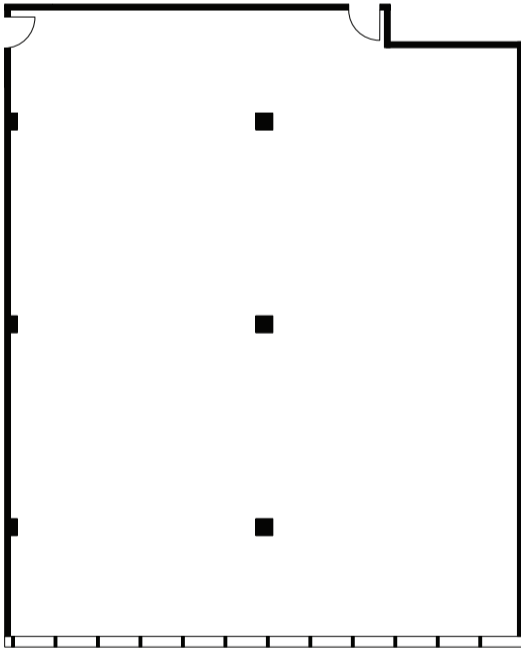


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



An open, flexible tenancy for work or health and wellbeing services. The space offers diffused 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

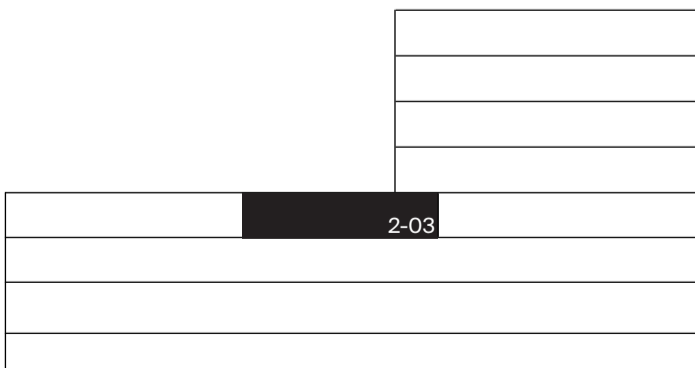
OPERABLE WINDOWS	Yes
VIEWS	In time, views of a new wetland garden to the south

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	Fiber 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.

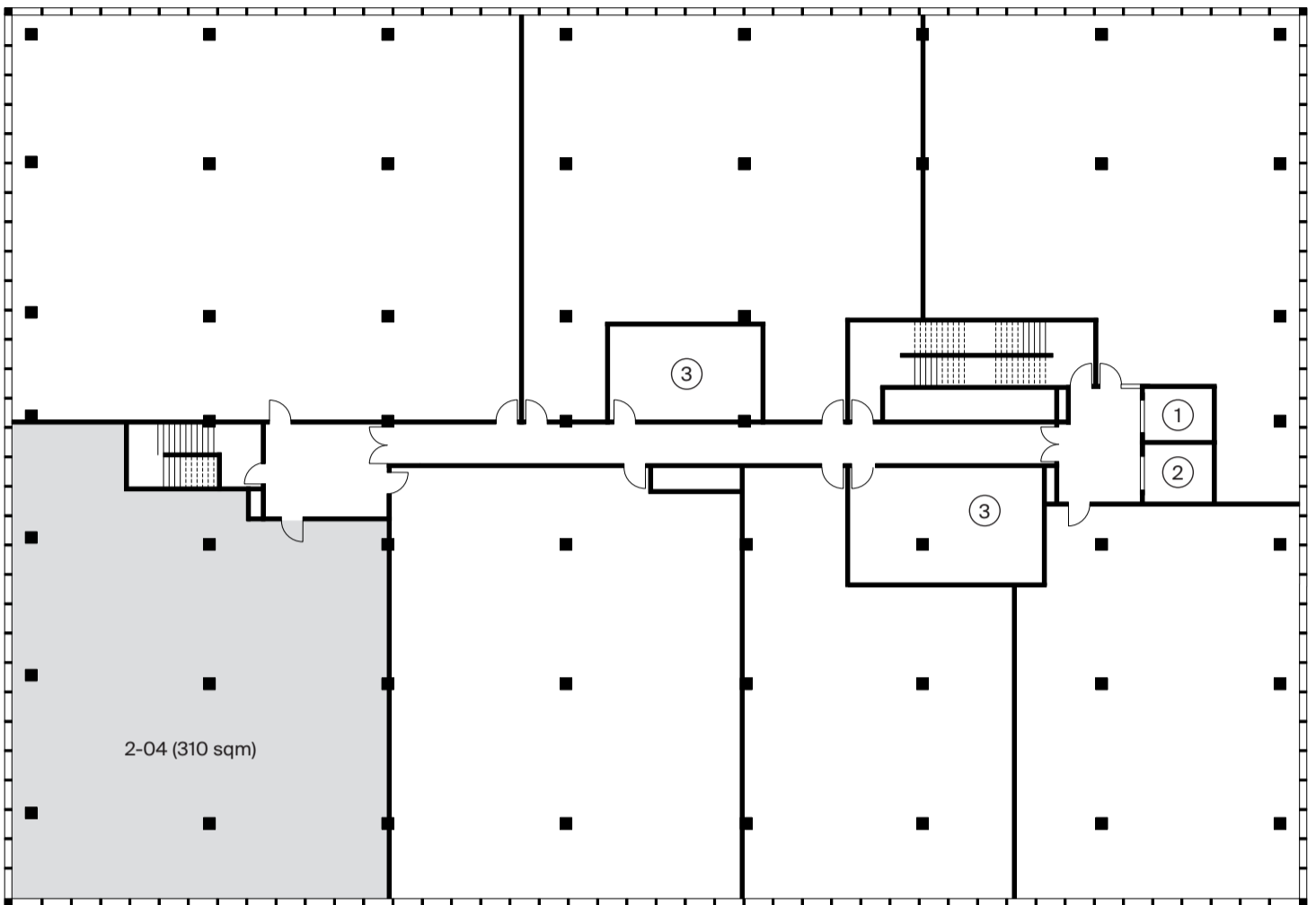


BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 2 2-04

NLA
310 sqm
FITOUT
Customisable

TARGET USE
Health and Wellbeing
Workspace

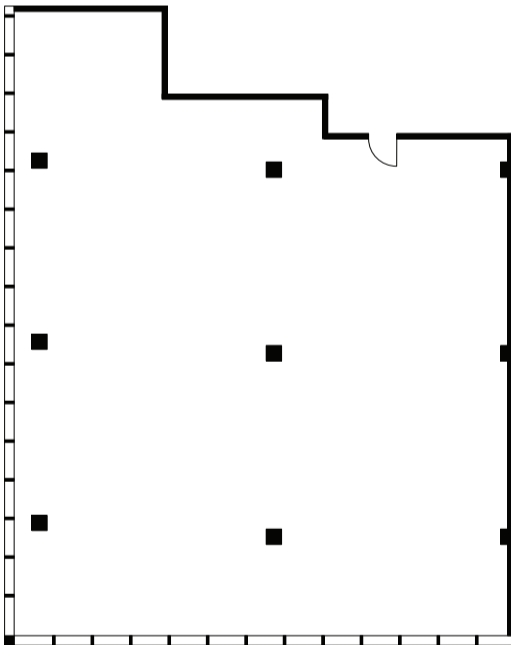


→ KEY

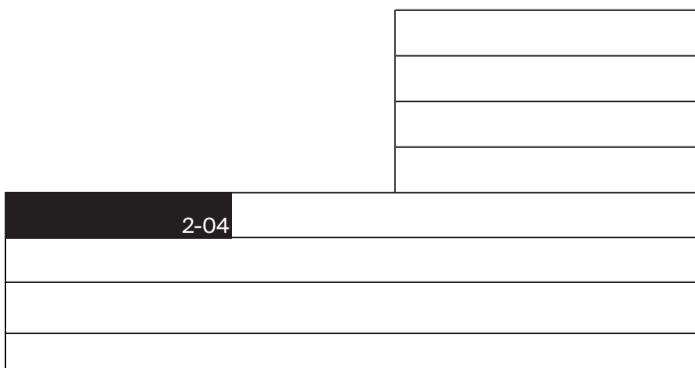
1 Lift 2 Goods lift 3 Bathrooms



A corner for work or health and wellbeing services. 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)



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

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

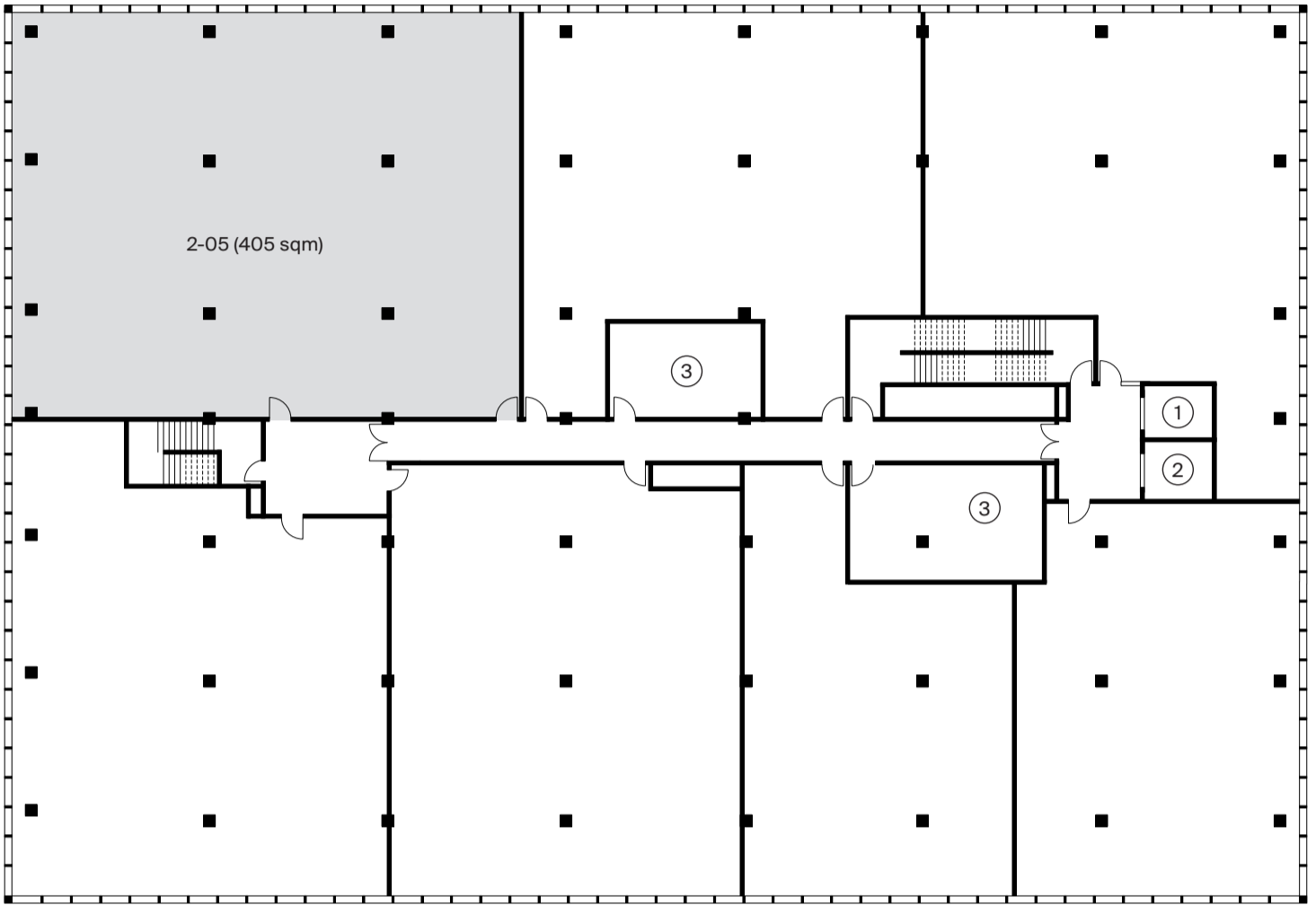
SERVICES

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	Fiber 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 2-05

NLA
405 sqm
FITOUT
Customisable

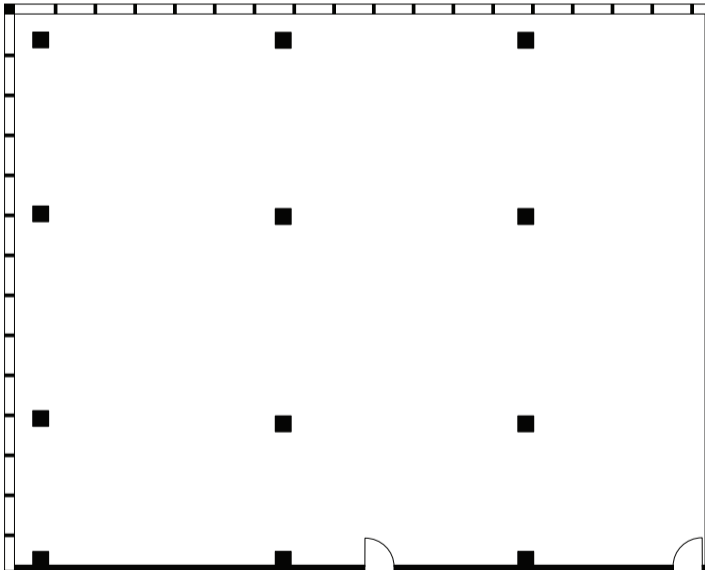
TARGET USE
Workspace



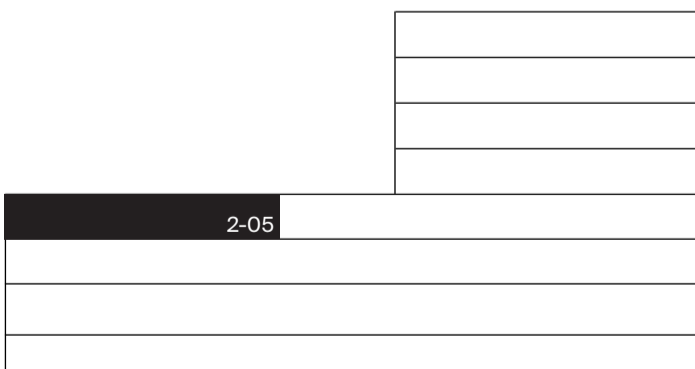
→ KEY
1 Lift 2 Goods lift 3 Bathrooms



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

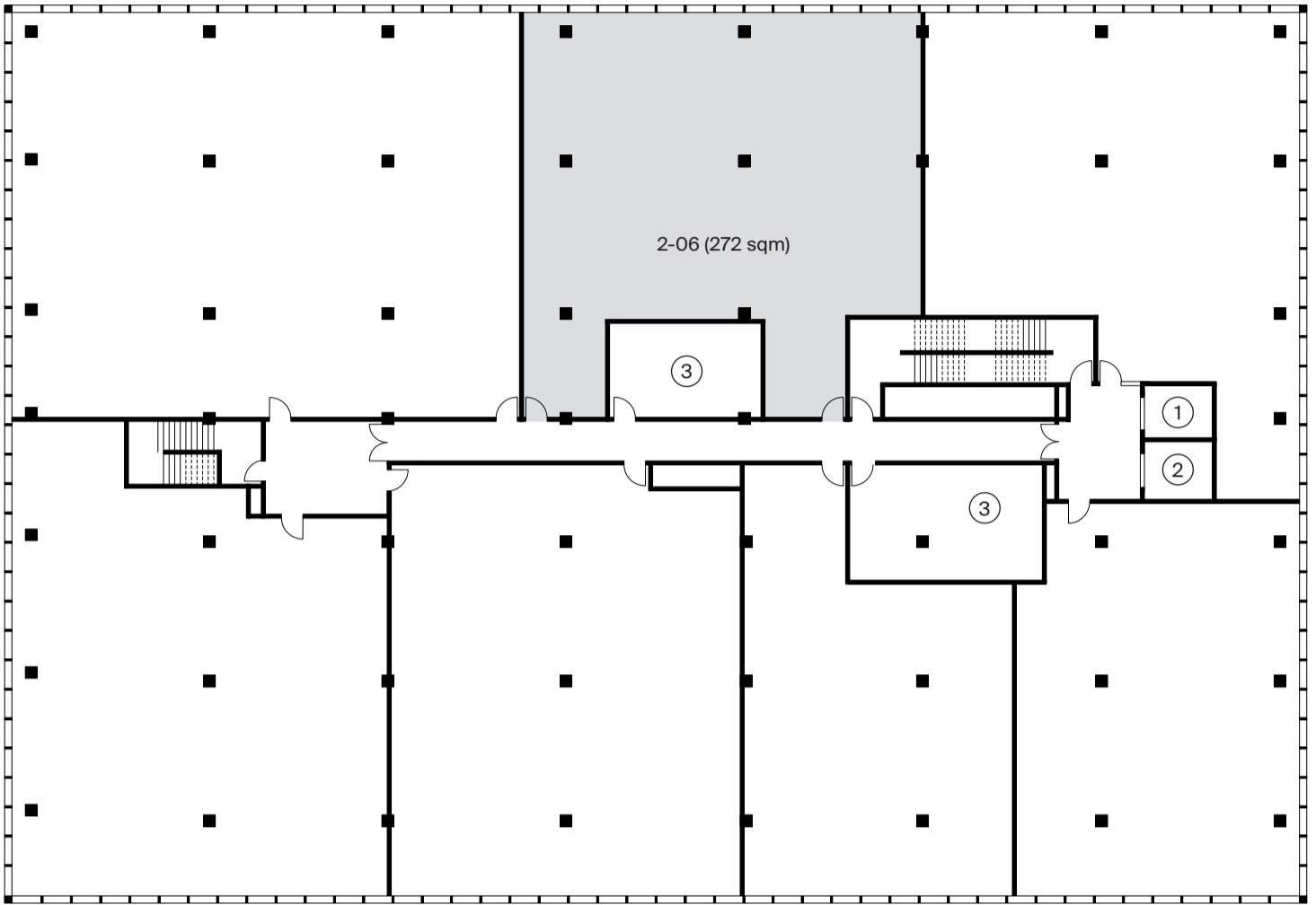
SERVICES

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	Fiber 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

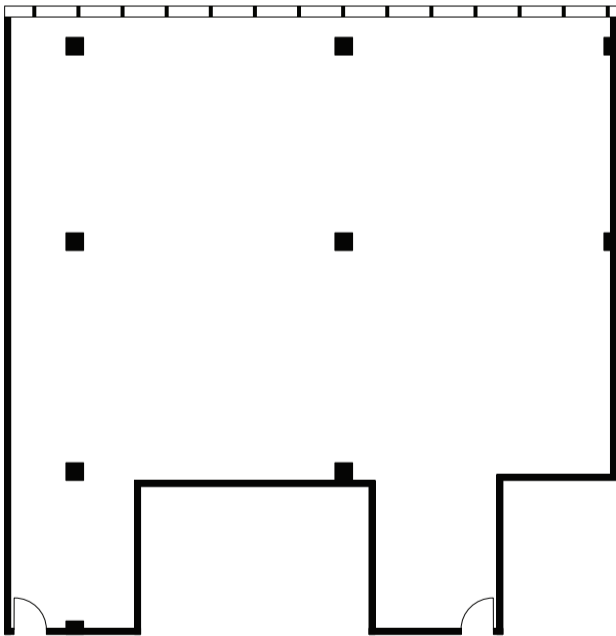


→ KEY

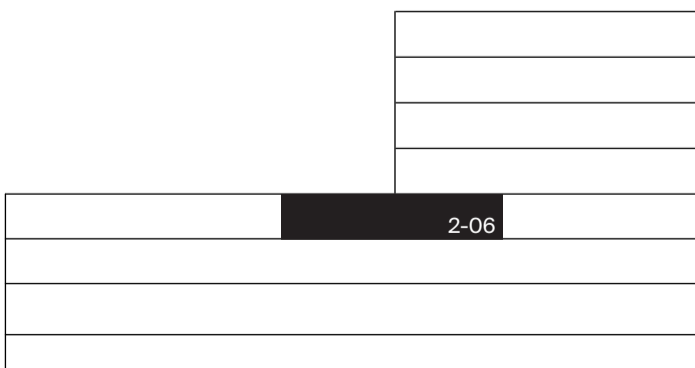
1 Lift 2 Goods lift 3 Bathrooms



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

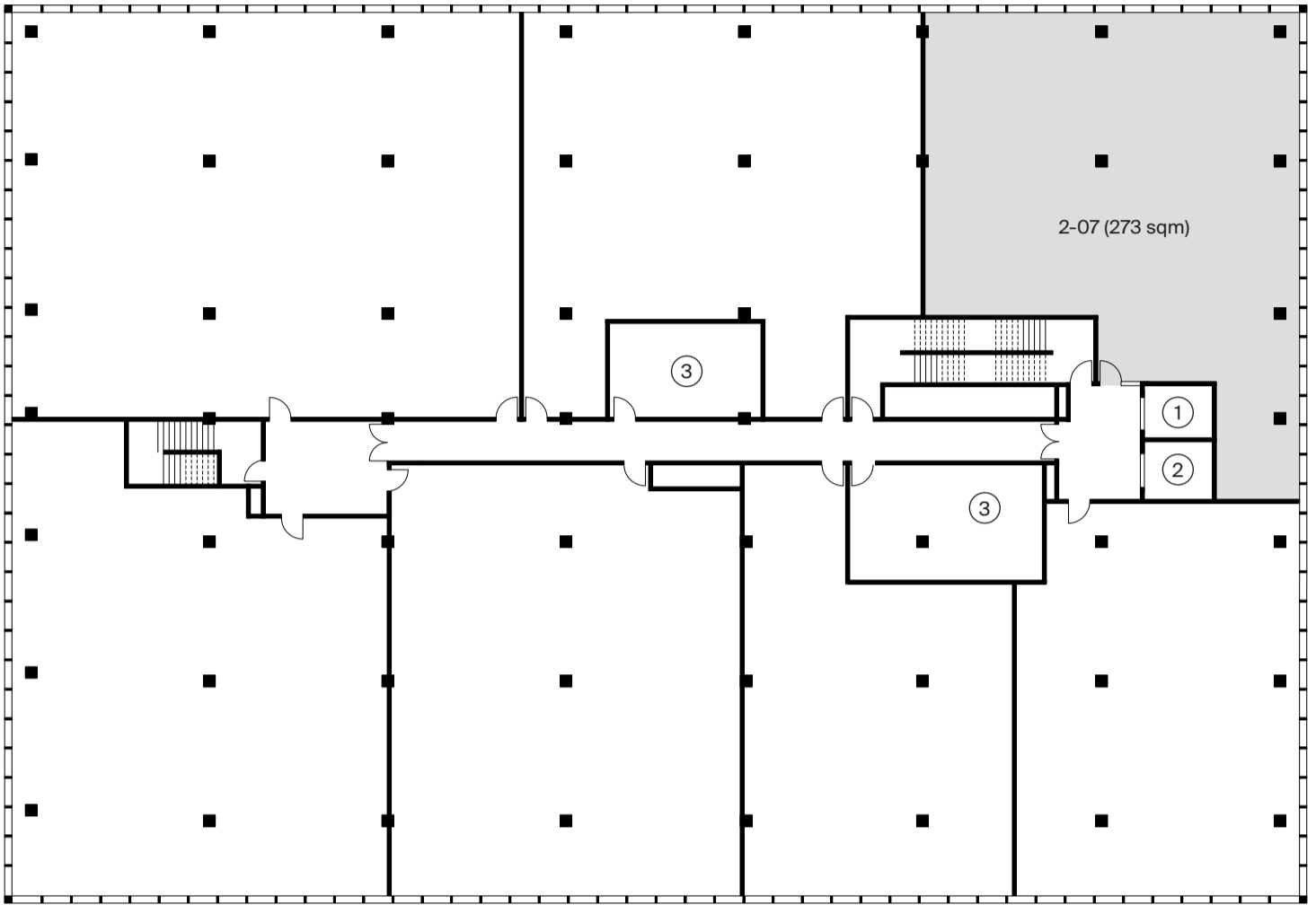
SERVICES

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	Fiber 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

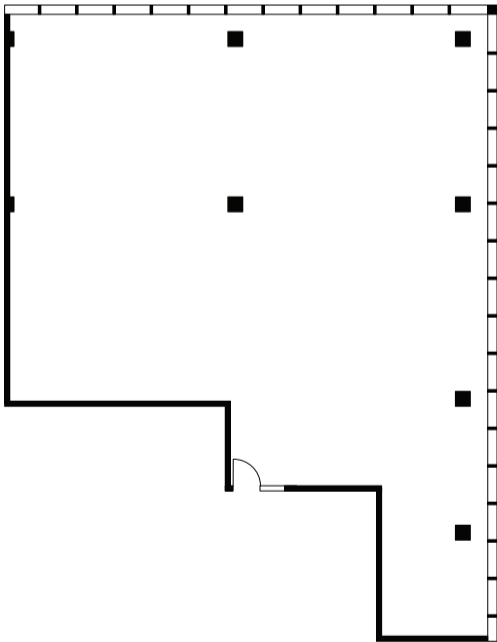
TARGET USE
Workspace



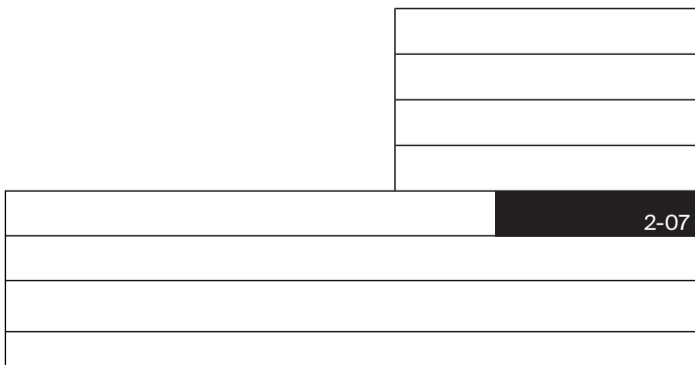
→ KEY
1 Lift 2 Goods lift 3 Bathrooms



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	Fiber 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

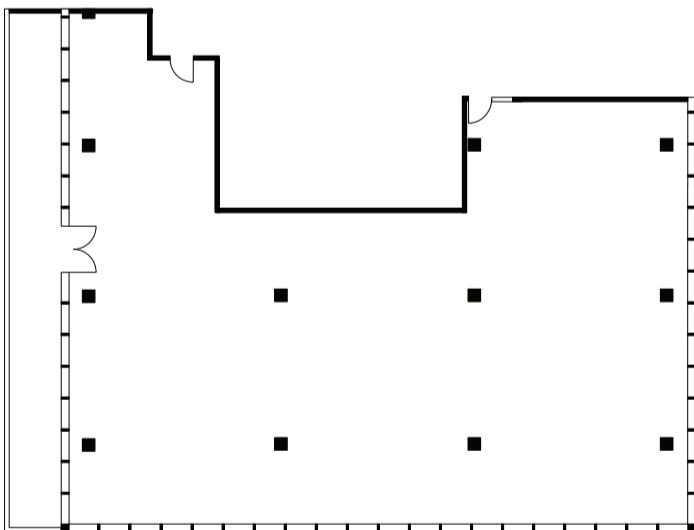


→ KEY

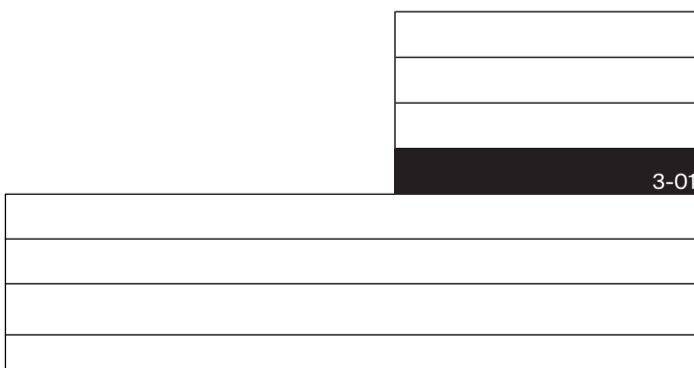
1 Lift 2 Goods lift 3 Bathrooms



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

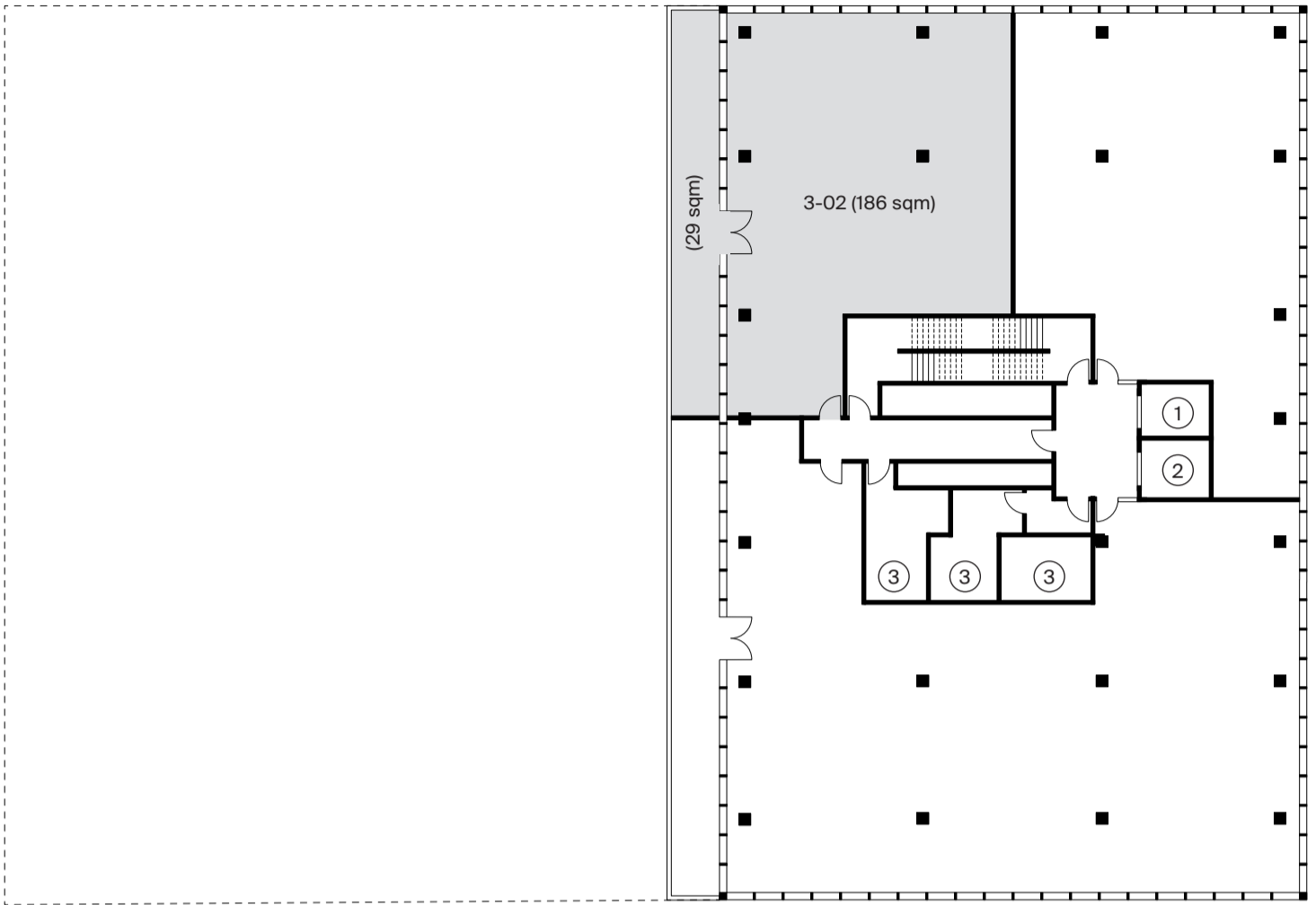
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fiber 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

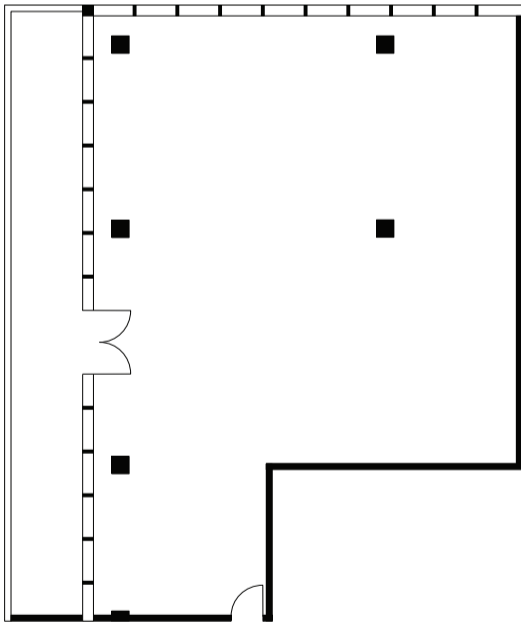


→ KEY

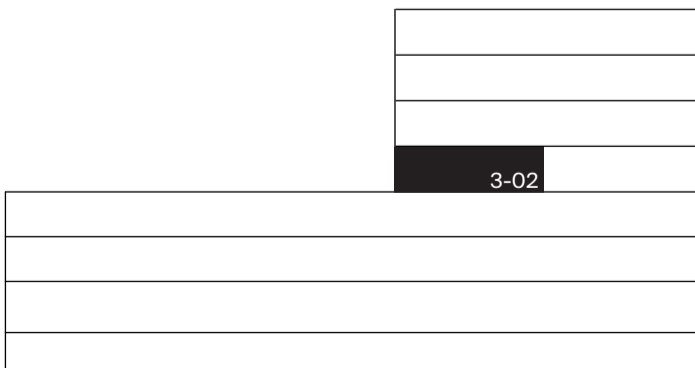
- 1 Lift
- 2 Goods lift
- 3 Bathrooms



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	Fiber 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.

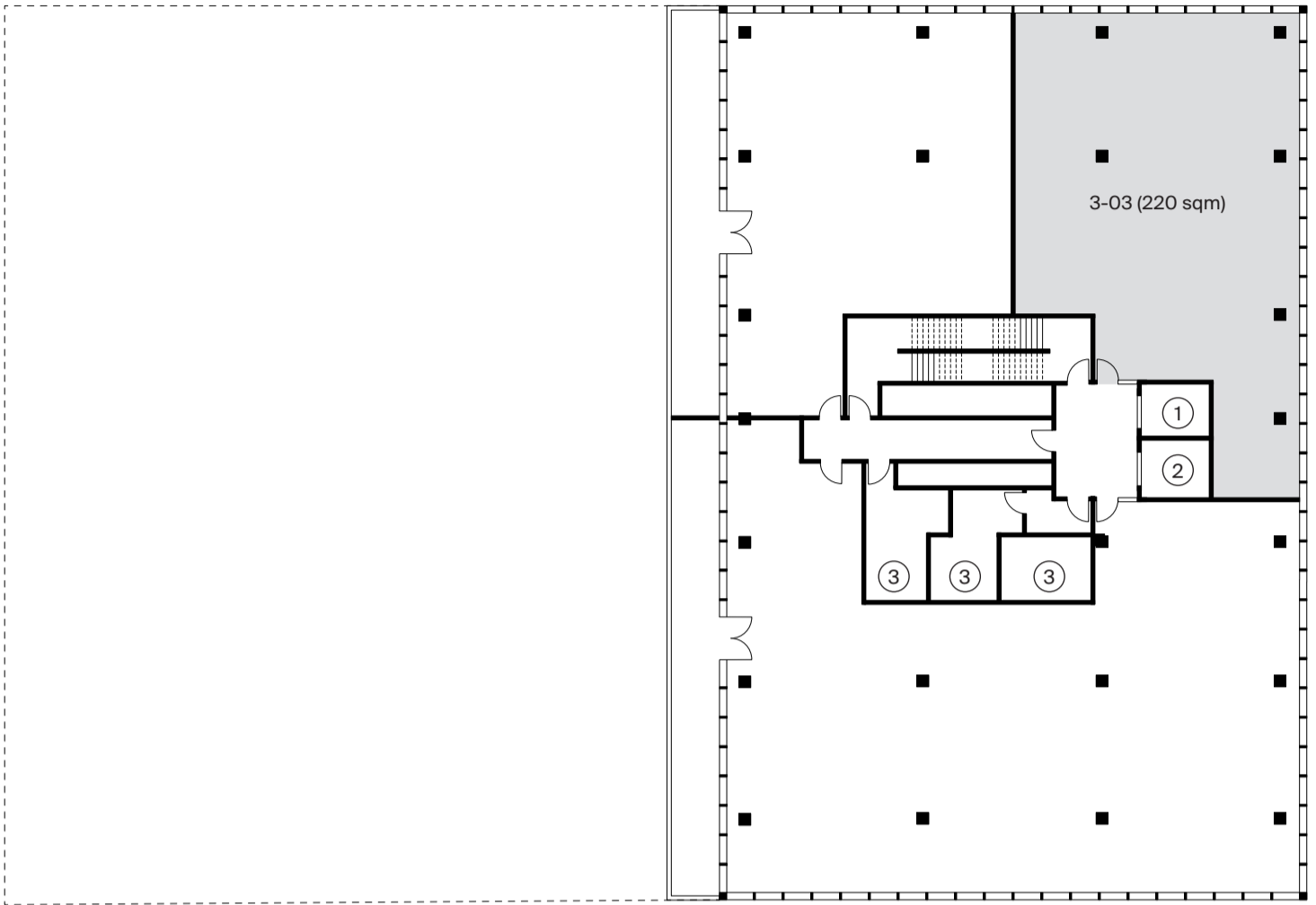
Level 3

3.03

NLA
220 sqm

FITOUT
Customisable

TARGET USE
Workspace

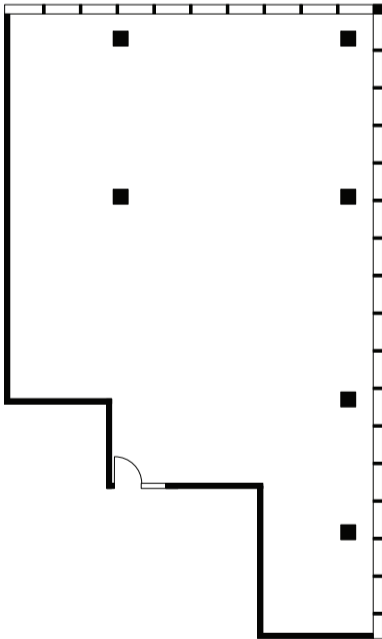


→ KEY

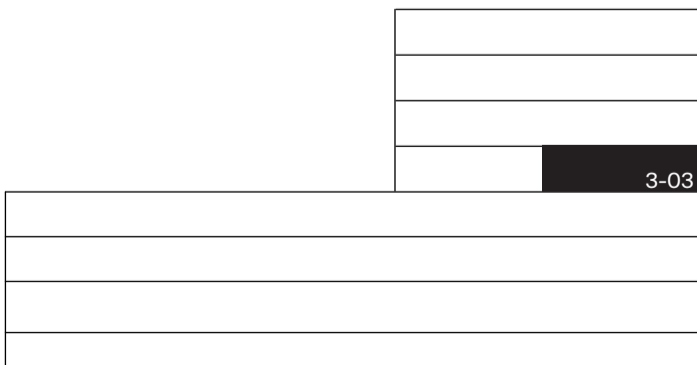
1 Lift 2 Goods lift 3 Bathrooms



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

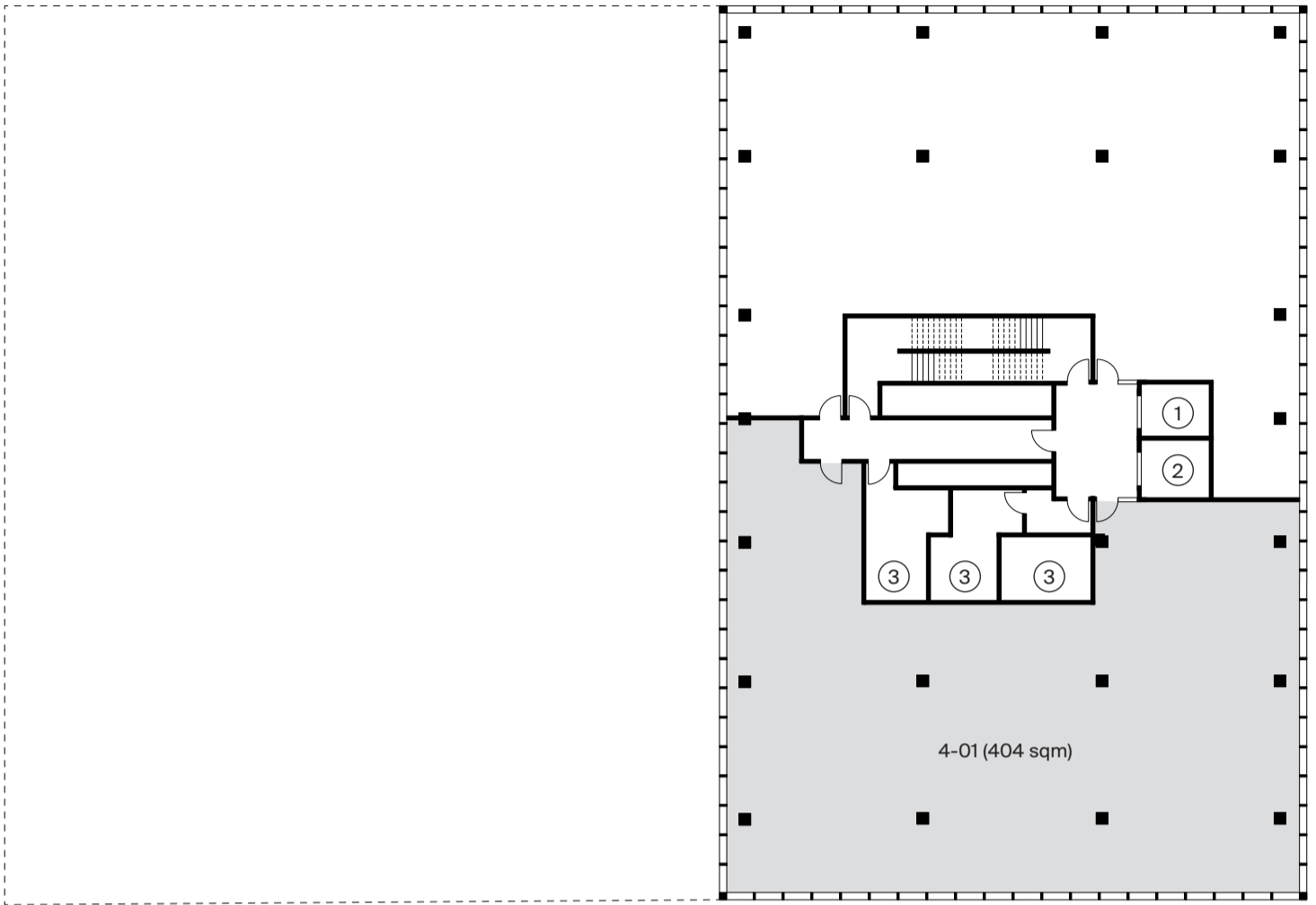
LIFTS	1x KONE passenger and 1x KONE oversized suited for large furniture and equipment
TOILETS	Common bathrooms available on all floors
HEATING AND COOLING	Installation by tenant as part of fit out. Building has been designed to allow for individual control of heating and cooling within tenancy.
DATA	Fiber 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

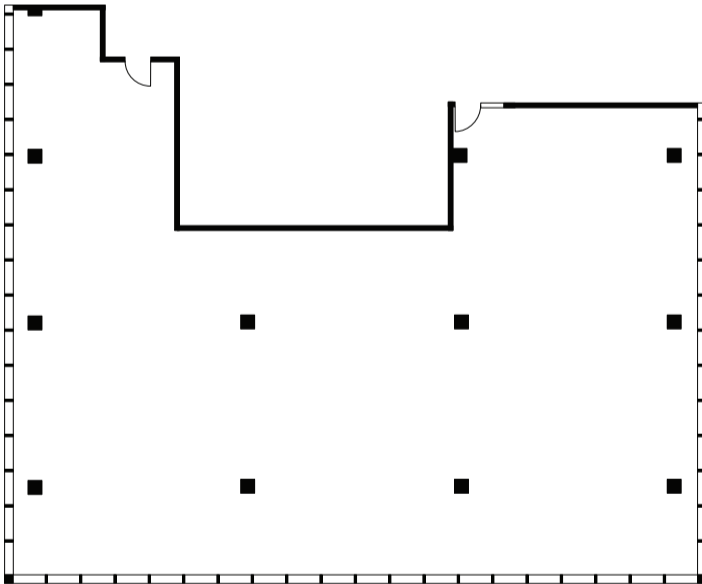


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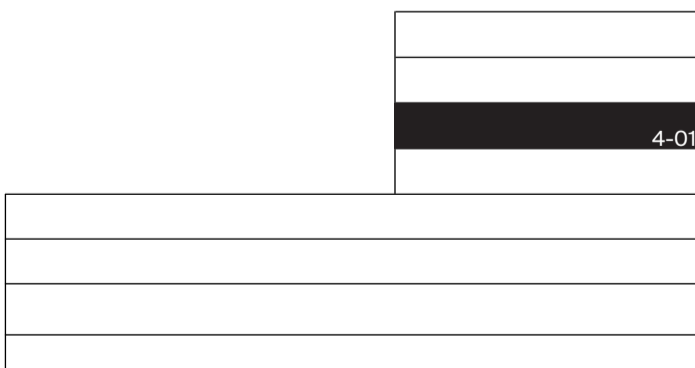
1 Lift 2 Goods lift 3 Bathrooms



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

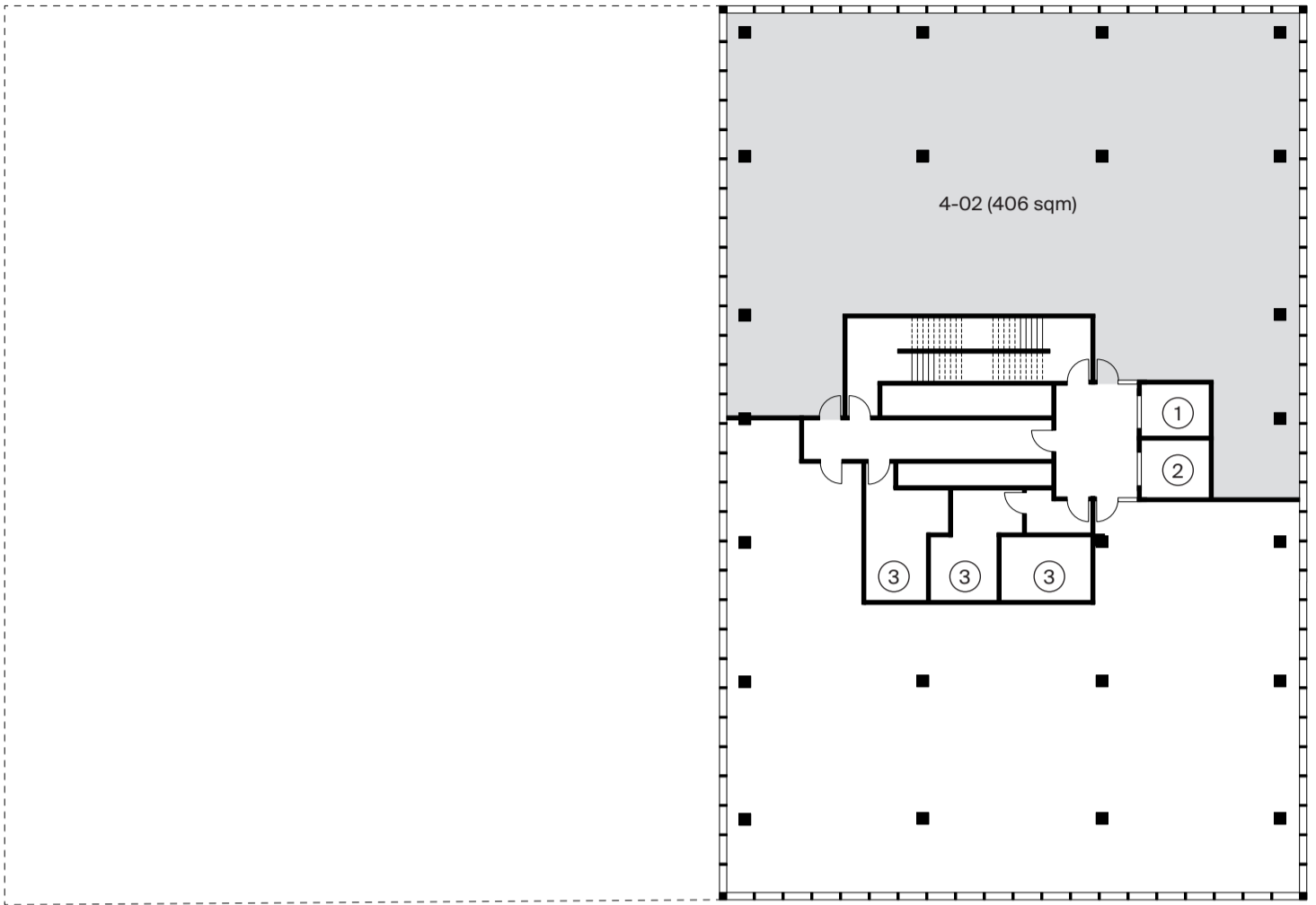
SERVICES

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	Fiber 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

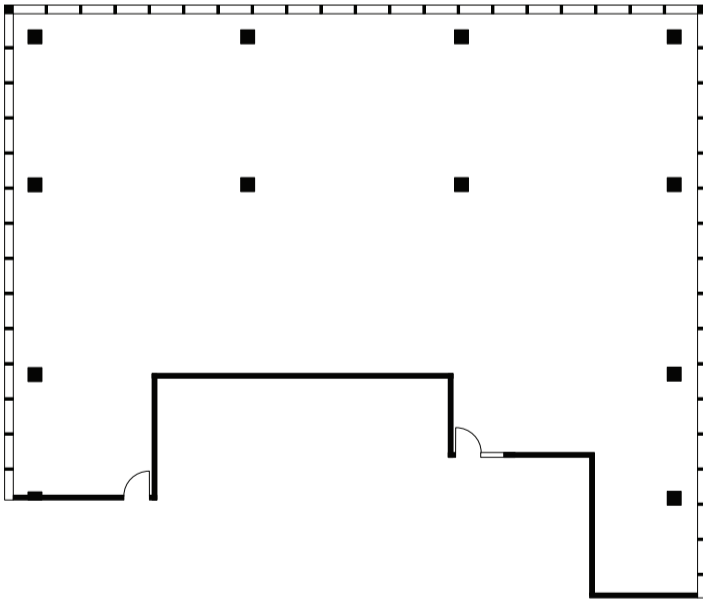


→ KEY

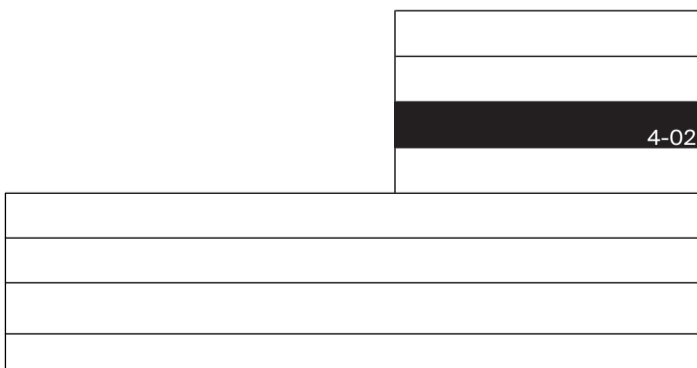
1 Lift 2 Goods lift 3 Bathrooms



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

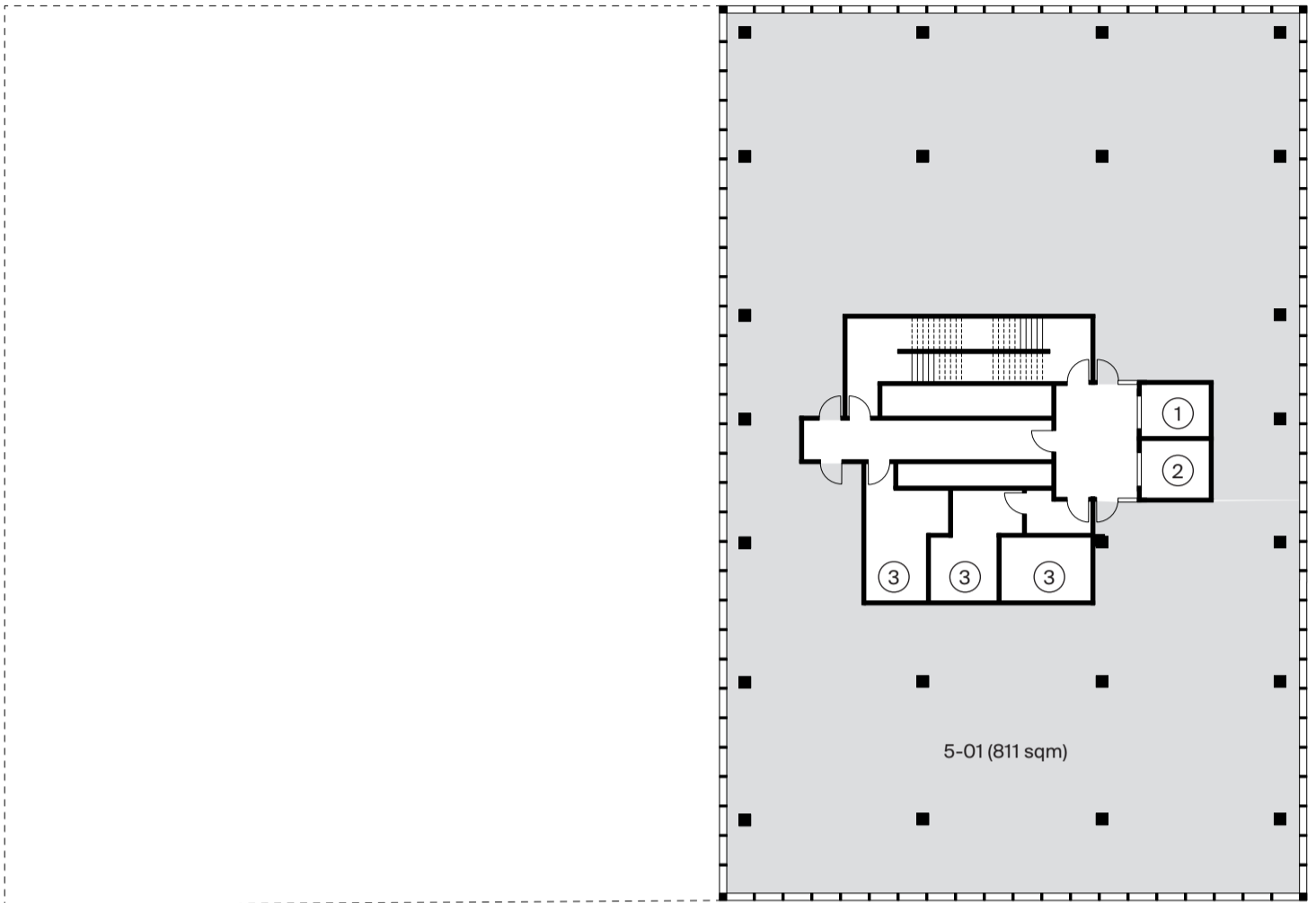
SERVICES

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	Fiber 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

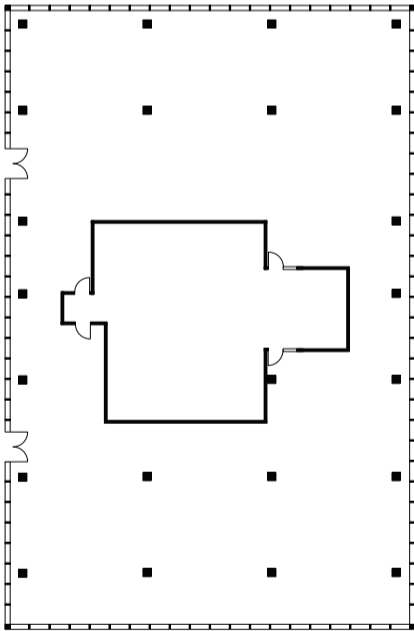
TARGET USE
Workspace



→ 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	Fiber 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

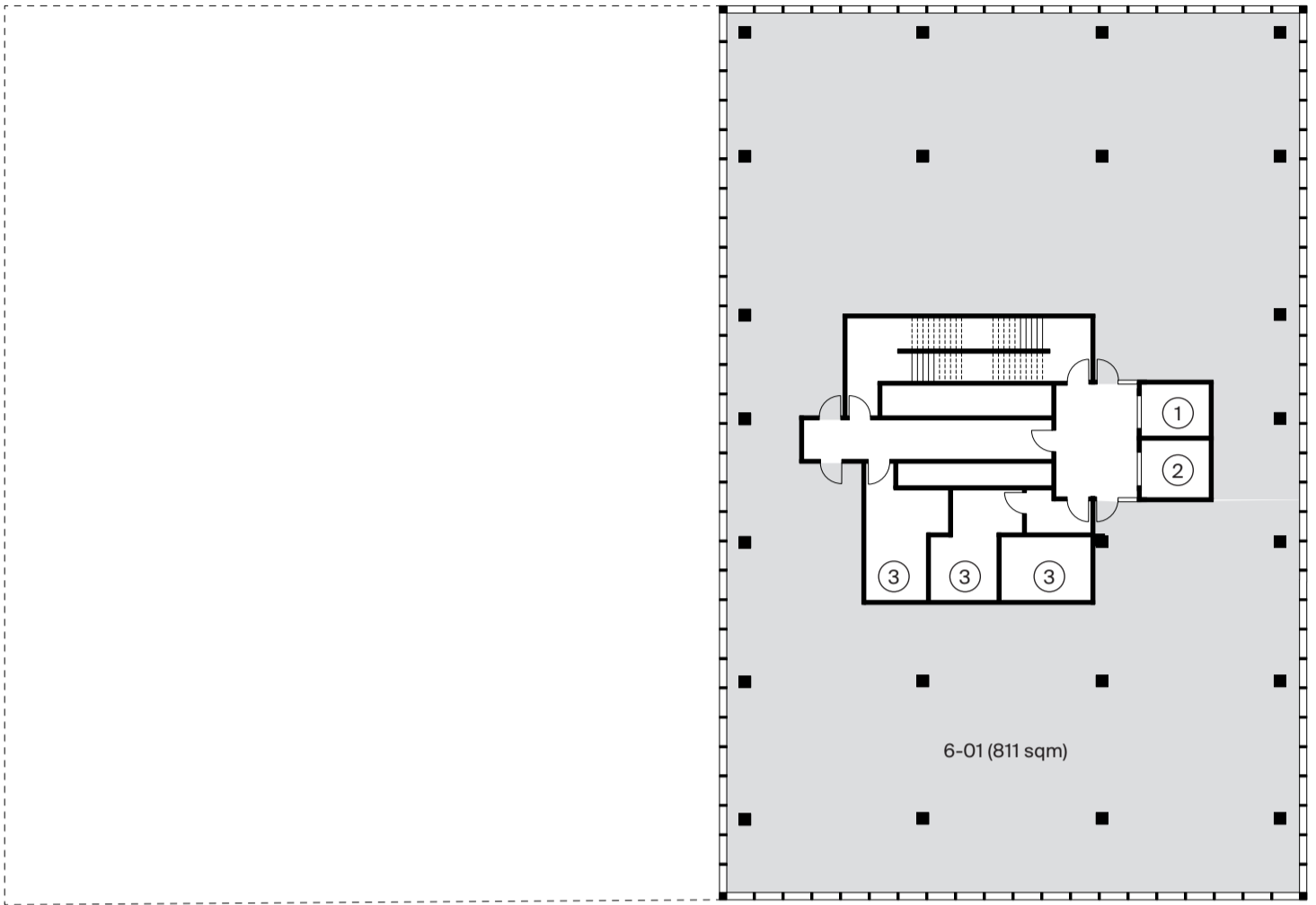
BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 6

6-01

NLA
811 sqm
FITOUT
Customisable

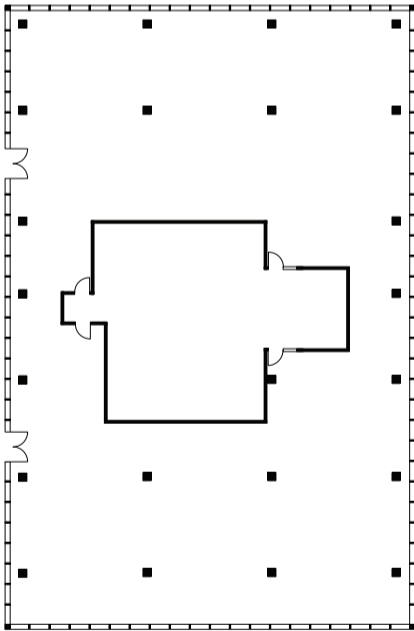
TARGET USE
Workspace



→ 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	Fiber 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

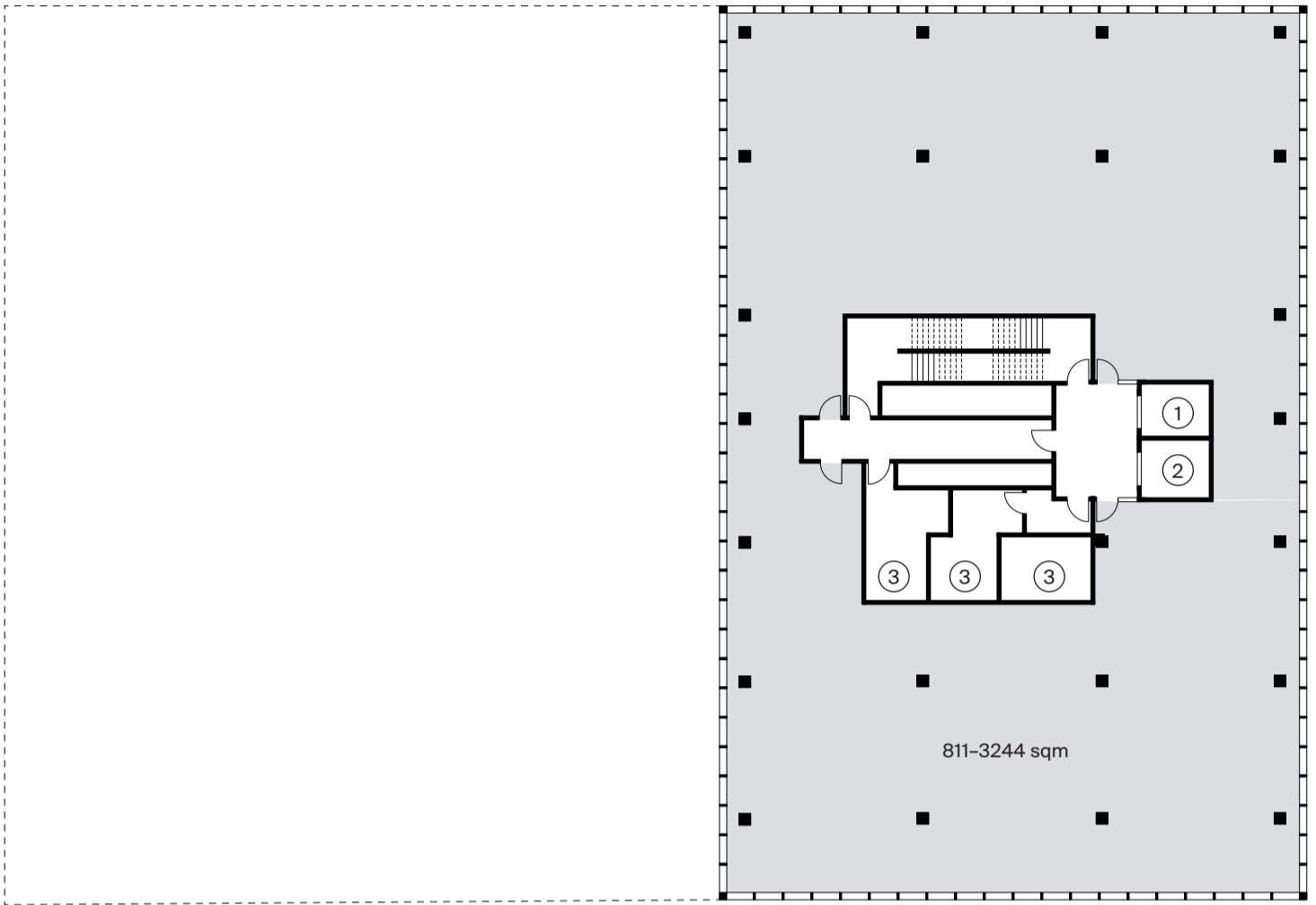
BUILDING 13 STACKING PLAN (NOT TO SCALE)

Level 3-6

NLA
811-3244 sqm

TARGET USE
Full Floor Office

FITOUT
Customisable

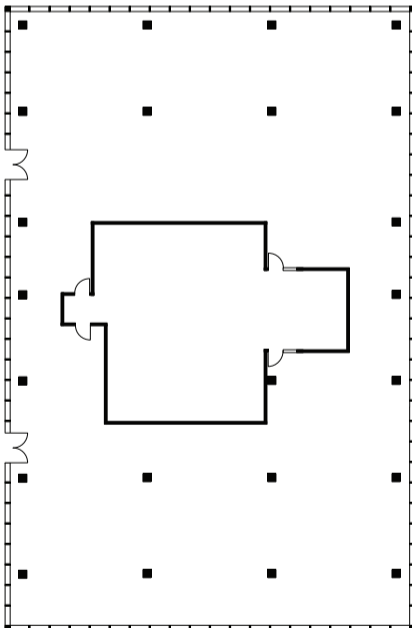


→ KEY

1 Lift 2 Goods lift 3 Bathrooms



Full floor offices for larger enterprises across one or multiple floors. All levels have 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.



FULL FLOOR OFFICE FLOORPLAN (NOT TO SCALE)

FEATURES

OPERABLE WINDOWS	Yes
VIEWS	Views of the Jerrabomberra Wetlands to the north and west
OUTDOOR ACCESS	Balcony - On level 3 (63 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	Fiber 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.



BUILDING 13 STACKING PLAN (NOT TO SCALE)

MOLONGLO