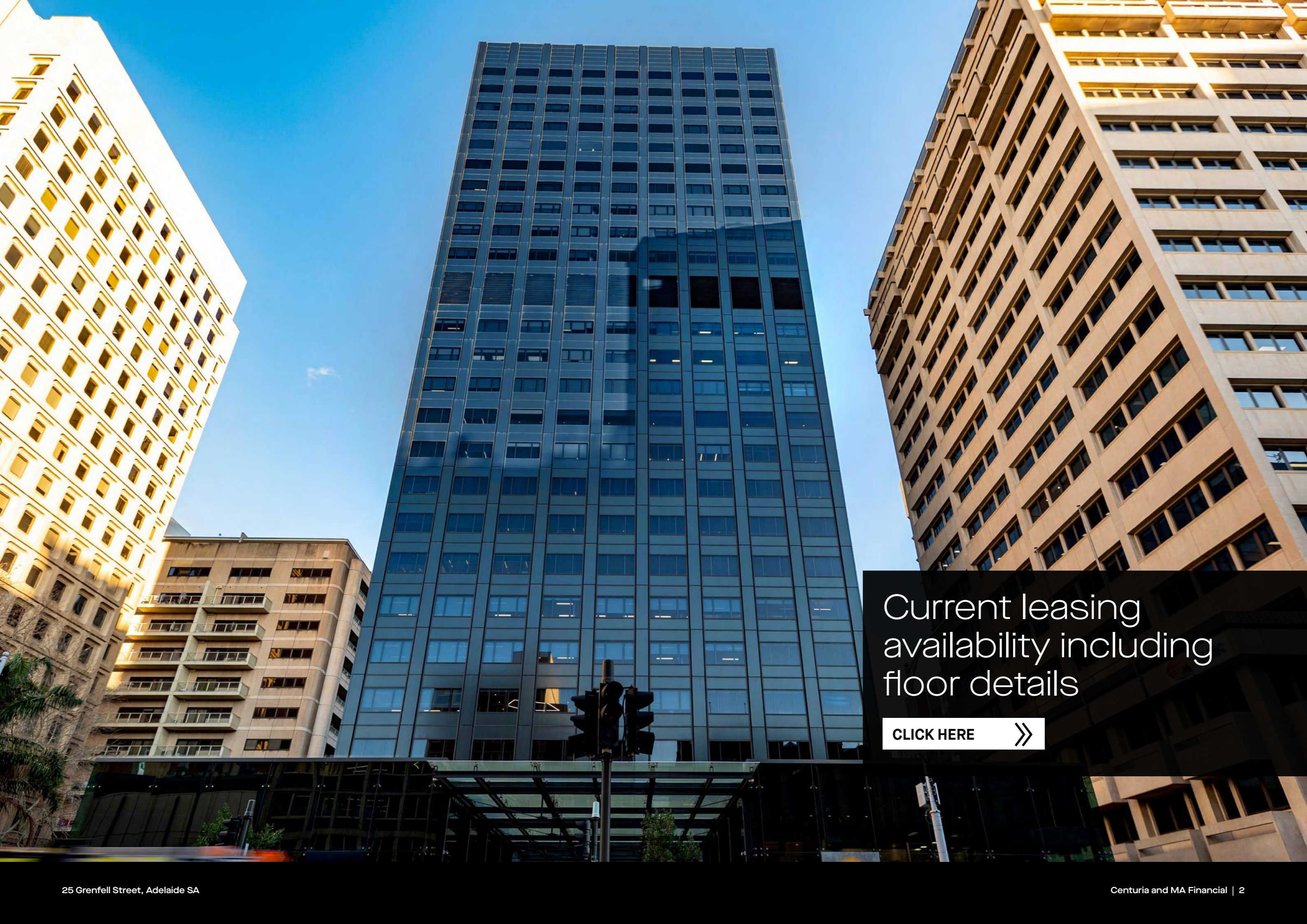




**25 GRENFELL
STREET**



Current leasing
availability including
floor details

[CLICK HERE](#) >>



25 Grenfell Street is an iconic business address within Adelaide's CBD offering a dynamic, boutique workplace.

ARTIST IMPRESSION
LOBBY UPGRADE

Executive summary



Areas from 120sqm to 4,350sqm contiguous. Whole floors 1,043sqm



Fitted or refurbished space available



360-degree outlook and stunning views from the upper floors



Efficient floorplates with excellent natural light



End-of-trip facilities with lockers and showers



Tram and bus stops within 30 metres



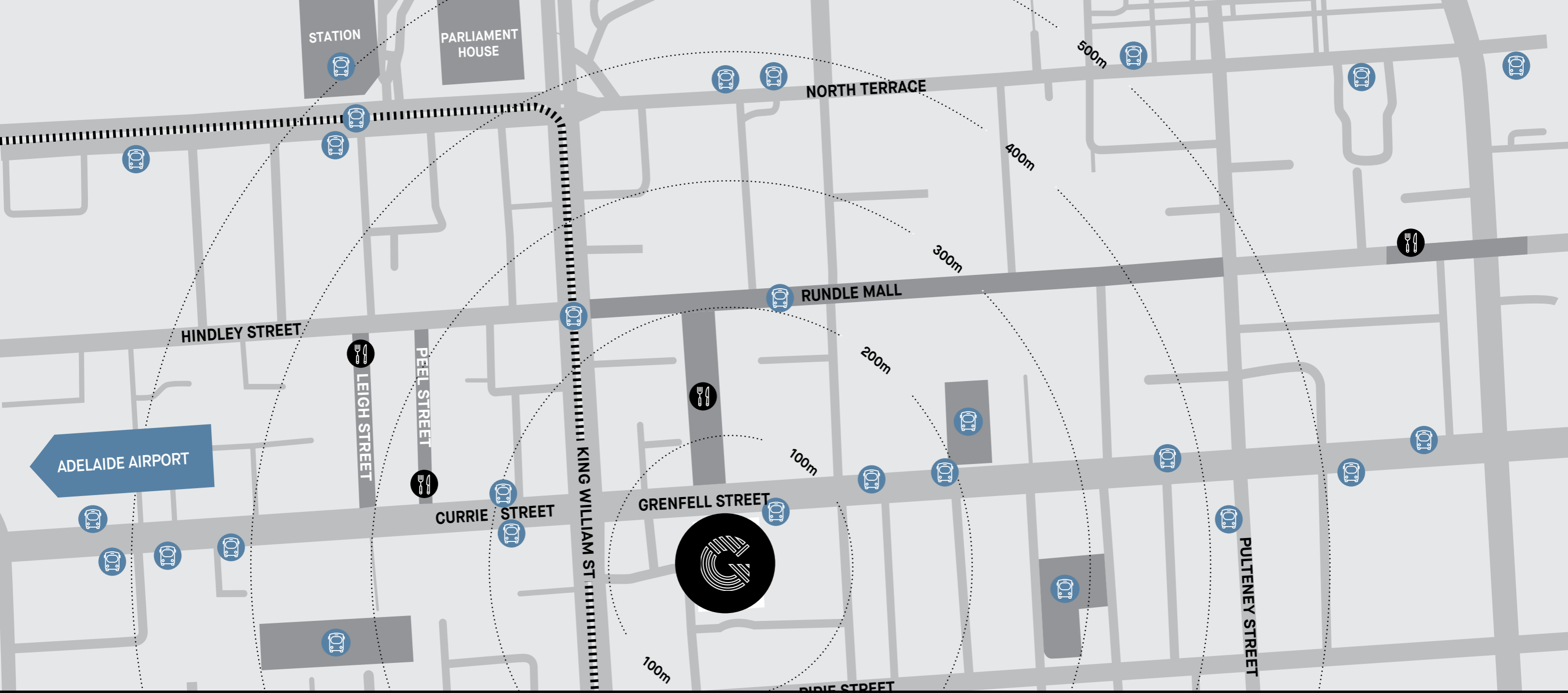
Train station 5 minutes walk away



Targeting 5 Star NABERS rating (current rating of 4 Stars)

1. Centuria and MA Financial endeavour to achieve a 5.0 Star NABERS rating through the capital expenditure upgrade program on foot, however, the forecast NABERS rating cannot be guaranteed.





Location and transport



200 metres
from Pirie Street Tram Stop



Only 5 mins walk
to Adelaide Railway Station



30 metres
from Bus Stop U1 Grenfell
Street



Direct connection to
Adelaide's extensive
bicycle network



Adelaide central market

Royal Adelaide hospital

SAHMRI

Adelaide town hall

Adelaide convention centre

Adelaide railway station

Sky city

Festival plaza

Rundle mall

Adelaide oval

The University of Adelaide



Location

25 Grenfell fronts Adelaide's key east-west boulevard, in the heart of the traditional Adelaide CBD.

The building's prime location boasts close proximity to Adelaide's major retail precincts including Rundle Mall for shopping, and Leigh and Peel Streets for a variety of bar and dining options, as well as key public transport connections, bikeways and additional car parking.



Amenity

25 Grenfell provides a variety of shared amenities and services:



End-of-trip with wellness facilities



Vibrant ground floor cafe



High-end airline style lounge



Variety of onsite retail



Dedicated full time concierge on site



Newspaper deliveries



Wi-Fi



Dry cleaning service



Visitor management



Delivery management



Community events



ARTIST IMPRESSION
LOBBY UPGRADE

Lobby upgrade

Completion December 2023



Dedicated concierge service



Parcel lockers



Casual meeting areas



Two bookable board rooms



Bookable town hall with projector

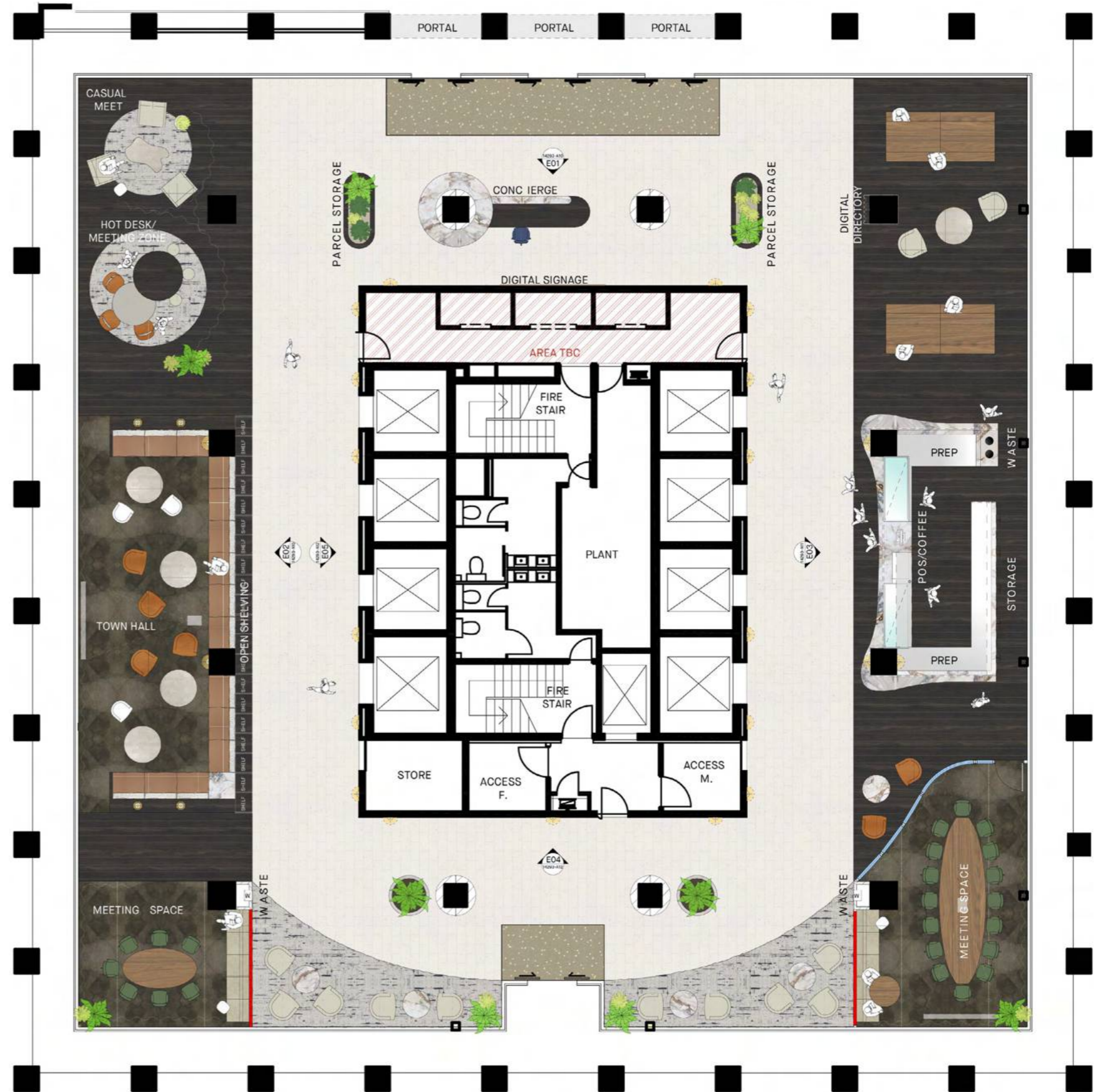


Foyer café offering casual dining and catering



Storage space

Floor plan is indicative only.



Introduction of wellness and tenant engagement program

We are dedicated to enhancing the tenant experience at 25 Grenfell Street with a new wellness and tenant engagement program. Currently in the planning phase, we're excited to introduce an on-site fitness area and sauna that is set to transform well-being and work-life balance.

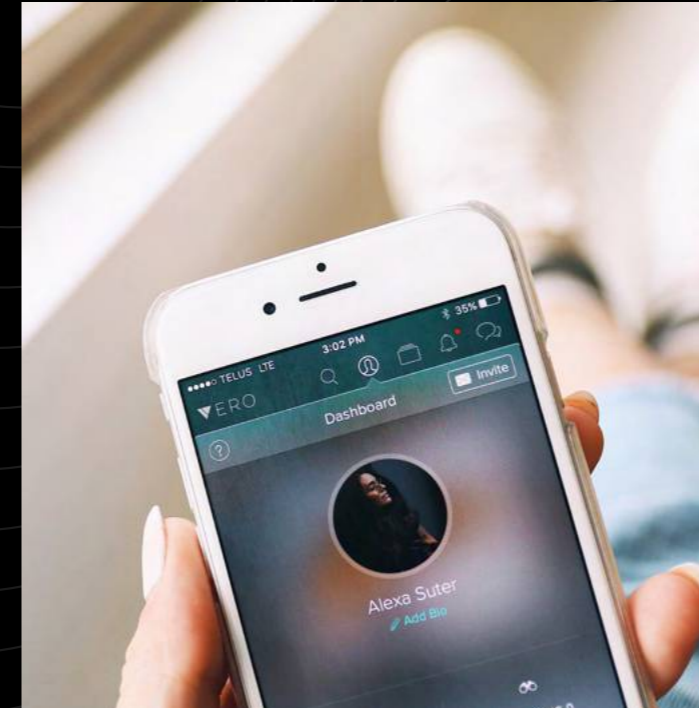
Expected to be completed by Q1 2024, these facilities will offer modern exercise equipment and a peaceful sauna space. This addition reflects our commitment to creating a vibrant community and fostering tenant interaction.

This initiative is just one example of how we're redefining 25 Grenfell Street into a hub of well-being and connectivity.



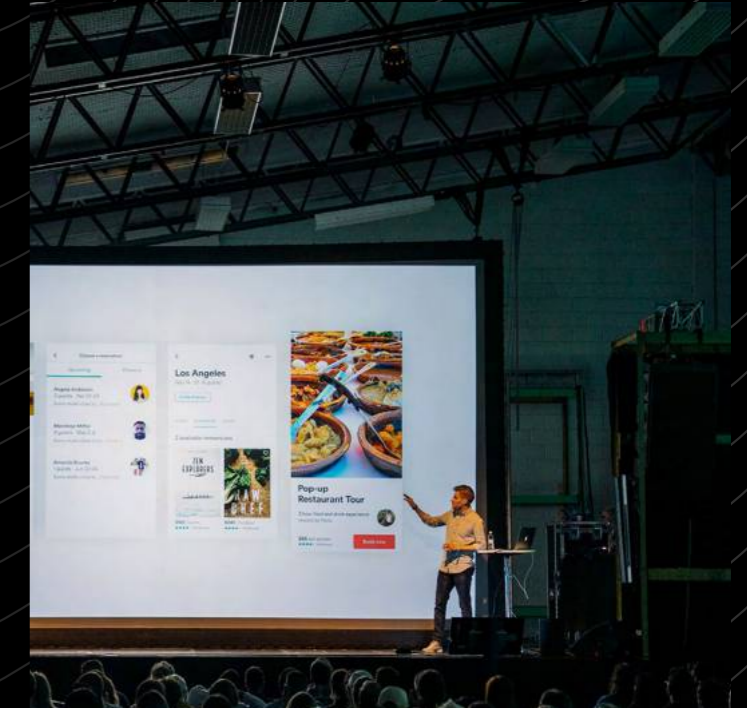
Classes

Physical exercise and therapeutic experiences, in person and virtually.



Digital content

Articles and podcasts highlighting key program topics in an easy to access app



Keynotes

Expert keynote speakers presenting the best available evidence on key topics.



Online modules

Self paced online learning modules on key program topics



Team events

Connected communities accomplishing a challenge or skill together



Workshops


Small group workshops supporting effective behaviour change

End-of-trip facilities

Current amenity:


 8 showers

 88 bicycle racks

 202 lockers

 Daily towel service

 Ironing board

 Sauna and gym*

We're excited to announce that we're refurbishing our end-of-trip facilities by the end of 2023, further enhancing our wellness offerings. This upgrade reflects our commitment to providing a holistic tenant experience that promotes well-being and convenience. Stay tuned for these exciting improvements that will elevate your experience at 25 Grenfell Street.

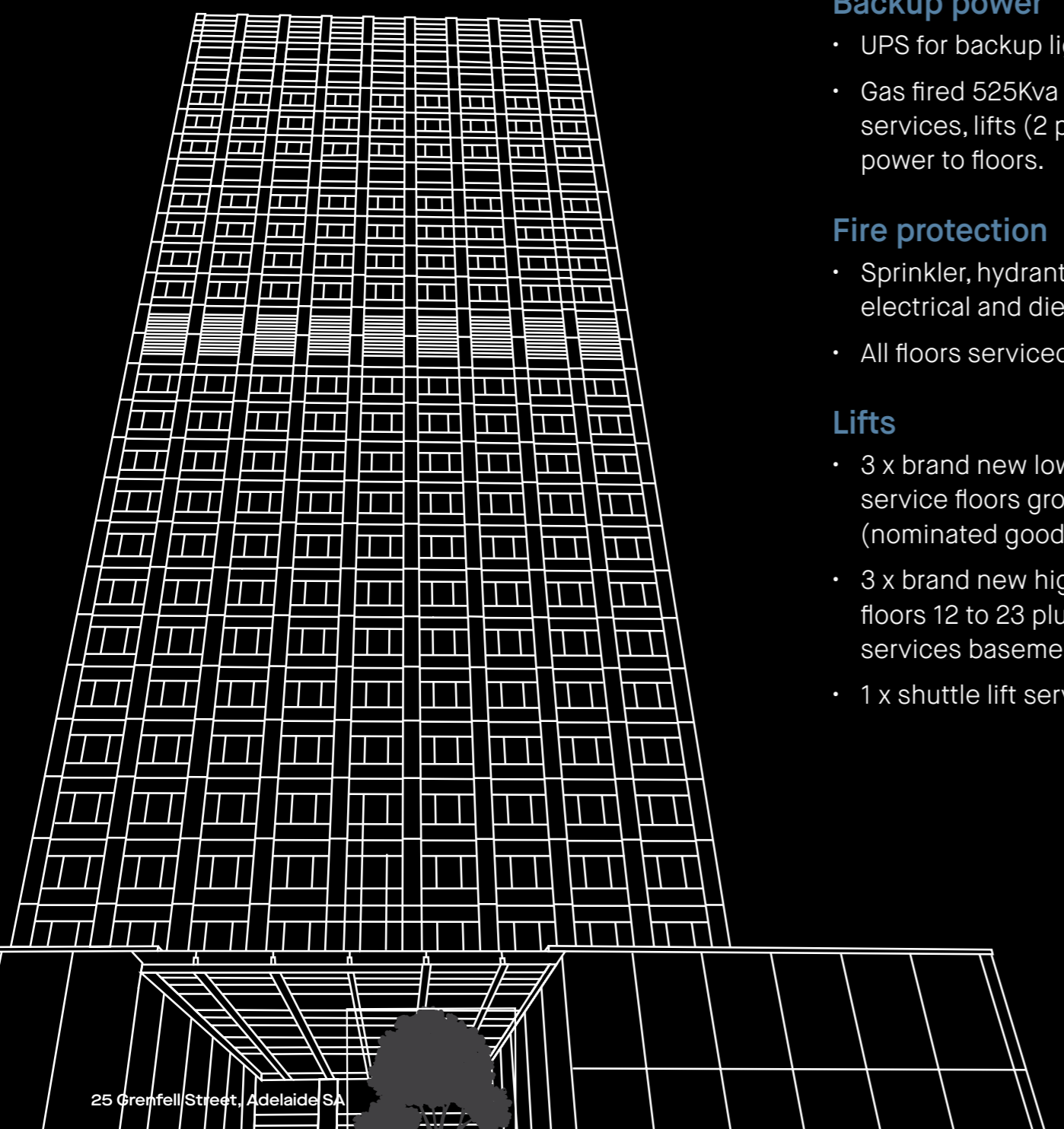
*Completion December 2023



ARTIST IMPRESSION*



Tech spec



Heating, ventilation and cooling

- 2 x PowerPax Centrifugal chillers (1,450kW each).
- 6 x main air handing units with 4 return air units.
- 10 x AC zones per floor.

Electrical

- All floors separately metered.
- 2 x 2.0 MVA transformers.

Backup power

- UPS for backup lighting.
- Gas fired 525Kva generator providing power for fire services, lifts (2 per bank) and minor lighting and power to floors.

Fire protection

- Sprinkler, hydrant, and hose reel system serviced by electrical and diesel pumps.
- All floors serviced with overhead fire control sprinklers.

Lifts

- 3 x brand new low-rise lifts (20 pax capacity) service floors ground to level 12 plus 1 x low-rise lift (nominated goods) services basement to level 12.
- 3 x brand new high-rise lifts (20 pax capacity) service floors 12 to 23 plus 1 x low-rise lift (nominated goods) services basement and levels 12 to 23.
- 1 x shuttle lift servicing basement, plaza and ground.

Building management system

- Honeywell excel facility Integrator (XFI) monitors all AC and mechanical system from the mid-rise plant room.
- Honeywell Excel Classics are located throughout the building to control the AC and mechanical and interface with the XFI.

Building access system

- Honeywell Excel Security Manager controls the building from the mid-rise plant room front-end computer.
- Schlage Electronics 764S controls access into the building, lifts and tenancies via proximity cards.

Amenities

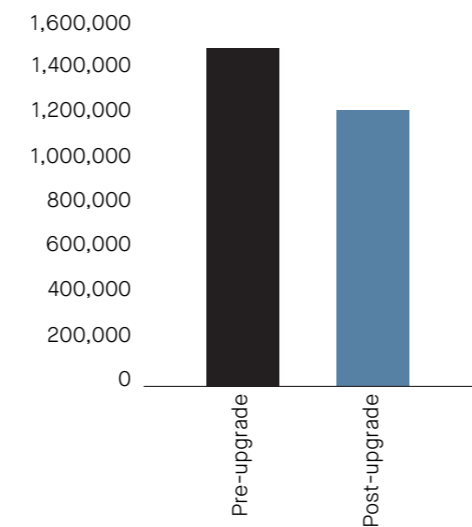
- Male and female bathrooms on each floor with access and disabled toilets on various floors.

Environmental and sustainability initiatives

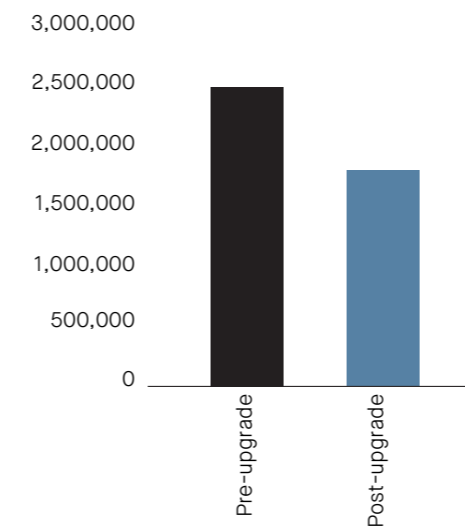
The Landlord has partnered with Lucid Consulting Engineering to develop a comprehensive sustainability strategy to achieve a minimum 5.0 star NABERS rating. These works are currently underway and we expect by Q4 2023 the building will achieve the target NABERS rating.

	INITIATIVES	ANNUAL ELECTRICITY SAVINGS (KWH/YR)	ELECTRICITY SAVINGS %	ANNUAL GAS SAVINGS (MJ/YR)	GAS SAVINGS (%)	EMISSIONS REDUCTION (KGCO2E/YR)
1	Optimised chiller plant control strategies	120,000	8.0%			64,800
2	Heating hot water temperature setpoint modulation	15,000		450,000	18.3%	28,800
3	Secondary heating hot water pump speed modulation	60,000	1.0%			8,100
4	AHU supply air pressure setpoint modulation	25,000	4.0%			32,400
5	AHU optimum start strategy	15,000	1.7%			13,500
6	Thermal inertia utilisation	25,000	1.0%	120,000	4.9%	15,780
7	Toilet exhaust fan speed		1.7%	60,000	2.4%	13,500
8	Rooftop domestic hot water control upgrade					3,840
9	LED Lighting Upgrade	103,201	6.9%			55,729
10	Lift Upgrade	38,000	2.5%			20,520
		376,201	22.7%	630,000.00	25.6%	222,949

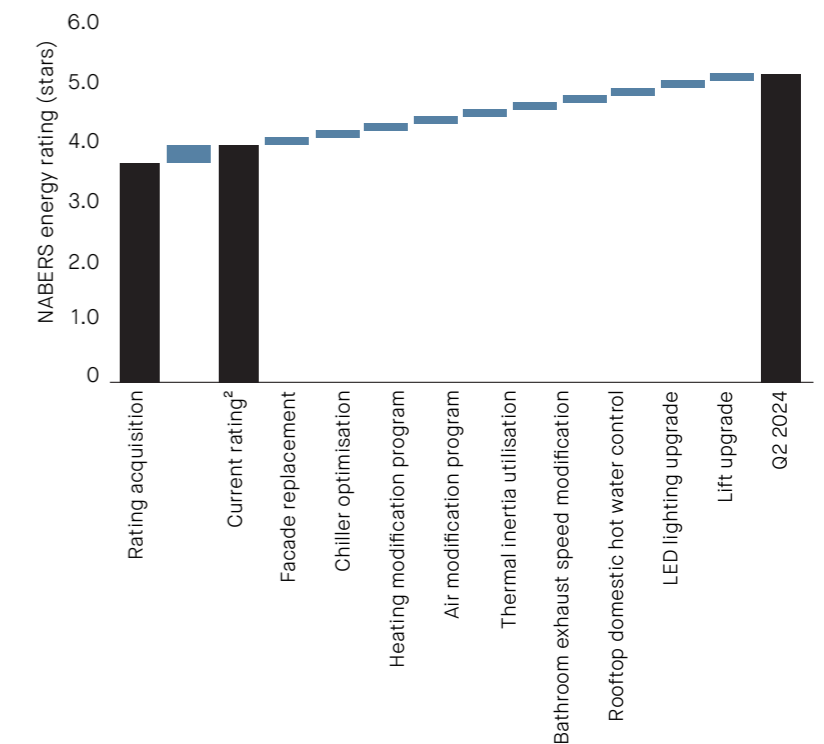
Electricity Usage (kwh)



Gas Usage (mi)



Sustainability Program¹



1. Centuria and MA Financial endeavour to achieve a 5.0 Star NABERS rating through the capital expenditure upgrade program on foot, however, the forecast NABERS rating cannot be guaranteed.
 2. NABERS energy rating is current as at August 2023

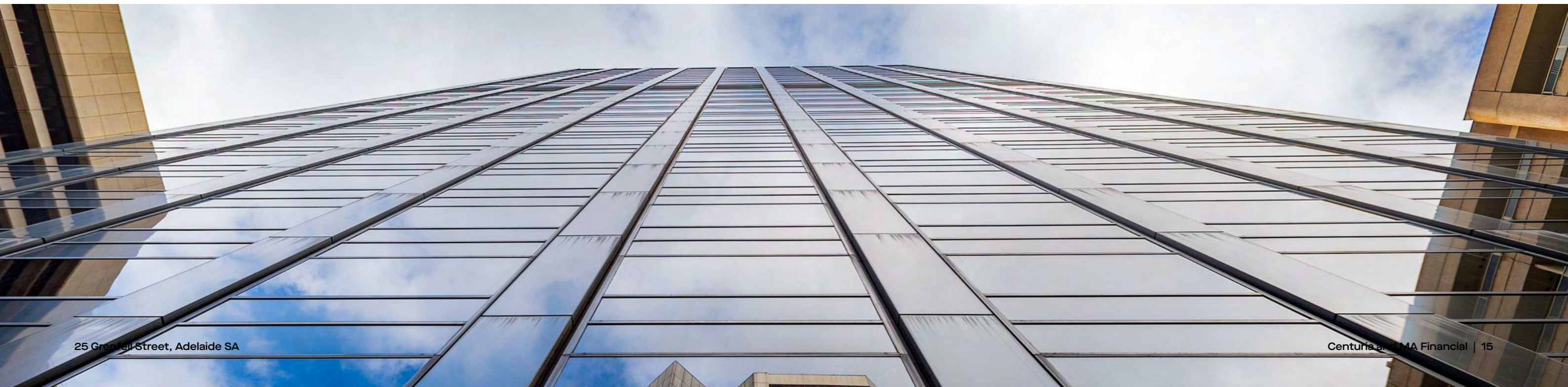
Building works

Planned lessor works:

MA Financial & Centuria have a series of works currently underway and in the pipeline for the near term. This includes the following:

PROJECT	START DATE*	COMPLETION DATE	COMMENTS
Lift upgrades	Underway	Q4 2023	Upgrade of the high and low rise lift carts.
Base building lift lobby and bathroom upgrades	Underway	Ongoing	The Landlord is currently working through upgrades to base building bathrooms and lift lobby's on each floor.
Ground floor lobby upgrade	Q3 2023	Q4 2023	Designs complete, works to commence shortly.
EOTF expansion	Q3 2023	Q4 2023	Refresh of Male EOTF to improve lockers, towel service and ironing facilities. Relocation of Female EOTF to adjoin male EOTF.
Retail activation	In planning	In planning	In discussions with Adelaide City Council to activate the retail space adjoining to East of the building. The Landlord intends to work with retailers to create an engaging contemporary precinct.

*Subject to variation





**25 GRENFELL
STREET**

For current leasing availability including
floor details and contact details

[CLICK HERE](#)



Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report has been prepared by Centuria Property Funds (ABN 11 086 553 639) (Centuria) and does not constitute a contract of sale or lease. It is intended only as a guide and an aid to further investigation by the prospective tenant. Prospective tenants accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Centuria and may be based on assumptions. In passing this information on, Centuria does not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Centuria at the date of preparing this document and assumptions which may be correct.

Centuria



MA Financial Group