

Property Report



HarrisonPlace 237 Ryrie Street, Geelong

Prepared by:



INTRODUCTION

An exciting landmark building is planned for 237 Ryrie Street to capitalise on this sought after location.

Geelong is a thriving city boasting a population of over 200,000 which has significantly evolved into a positive and forward thinking community evident in recent infrastructure, industry, local tourism and event drawcards. With an enviable lifestyle that boasts magnificent parks, gardens, bay and ocean waterfront locations it is truly the place to live and work.

The diverse range of workplace skills together with a stable labour force makes Geelong an appealing choice for employers and employees alike.

Harrison Place is named after James Harrison who was the editor of the Geelong Advertiser and a pioneer of modern refrigeration in Australia. 235-237 Ryrie Street was the site for many of the pioneering feats of both refrigeration equipment and the wool press. The name James Harrison is synonymous as a Geelong success story.

Harrison Place is a new and exciting office project which leads the way in innovative architectural design, a testament to the business growth that the Geelong region is currently experiencing. For organisations it presents the unique opportunity to be part of this exciting and innovative building.



LOCATION

Ryrie Street has long been considered one of Geelong's major commercial strips. Its retail, office and medical precincts have operated successfully for many years. A location adjoining The Geelong Hospital and Geelong Private Hospital will ensure maximum exposure for your business.



DEVELOPMENT DESCRIPTION

Building Specifications

The proposed office building at 237 Ryrie Street, Geelong will be provided with a high standard of finish and the following building performance specification. A number of energy efficient systems will be incorporated into the building including high performance glass, economy cycle air-conditioning, rainwater collection and use in toilets.

5 levels of open space will be available, providing fully air-conditioned, carpeted space with all services available for occupation or ready for individual fitout. Each office is provided with direct access from the central lift lobby area.

The main foyer area at Ground Floor level is to be finished to a high standard and will have composite polished tile flooring, timber feature ceiling, and granite cladding around the lift doors. Glass balustrading installed on the front open stairs continues through the 3 storey atrium space to each floor level.

Lift: The lift system provides for 2 x 17 passenger lift services with rated load of 1,275 kg operating at a speed of 1.6 m/sec. Both lift cars comply with BCA requirements for stretcher use. The lift cars are finished in stainless steel interior walls, bi-parting sliding doors and suspended ceiling. Buttons and display panels have red LED illumination. Emergency hands free telephone communication and 24 hour monitoring maintained service.

Air-conditioning: The air-conditioning will be controlled and separately metered for each individual tenancy. The system includes central heating and cooling plant with reticulated pipe work to fan coil units in each tenancy area and ducted throughout the tenancy area with ceiling registers connected to flexible ducting. Each has separate and individual temperature controls, and includes economy cycle dampers with fresh air intake to Australia Standards with 0.5 air changes per hour. Entry foyer and lift lobbies are to be air-conditioned with a separate unit and running costs included in building outgoings costs.

Sprinklers: The building has fully automatic sprinklers to all tenancy areas, common areas and carpark areas. Fire fighting equipment includes fire hydrants and dry chemical fire extinguishers at each floor level, with fire hose reels in the basement and carpark area. Smoke detection and building occupancy warning systems are to be installed in the building.

Amenities: Common toilets (male & female) are provided on each floor, including 4 female pans, 4 male pans and 2 wall hung urinals. Walls are fully tiled, laminated toilet partitions installed and semi recessed hand basins installed in the ante rooms. Disabled person facility (unisex) is provided on each floor compliant with AS 1428.



Lighting:

The lighting levels in the tenancy areas will be 400 Lux and include fluorescent fittings in a suspended ceiling system. The fittings are T5 2x28 watt luminaire with specular louvre diffusers in the office areas. Emergency lights and illuminated exit signs are provided in compliance with BCA requirements.

Power:

The building is provided with electrical switchboards (2) at each floor with 100 Amp 3 phase main isolating switches at each board and individual air-conditioning circuit breakers to each tenancy (2 per floor).

Carparking

The basement provides 52 carpark spaces with an additional 10 available in tandem carparking. Access to the carpark is via Burrows Place through motorised gates and secured roller shutter. Lock up bicycle storage is provided with change rooms, shower and locker facilities. Immediately to the north is a Council owned and operated public carpark with 120 carpark spaces. Pedestrian access via a rear external stair is provided from the carpark.

Building Areas

	Area m ²
Ground floor	635m ²
Level 1	1,211m ²
Level 2	1,211m ²
Level 3	1,219m ²
Level 4	1,219m ²
TOTAL	5,495 m²

Town Planning

The subject property is zoned "Business 2".

Building Financials

Rental

	Rental (\$/m ²)
Ground floor	\$250/m ²
Level 1	\$250/m ²
Level 2	\$250/m ²
Level 3	\$250/m ²
Level 4	\$250/m ²

Rental is payable by equal calendar monthly instalments in advance and subject to review. The rental is quoted net of GST. The Lessee would be responsible to pay the GST applicable on the rental and other charges. Carparking is charged in addition to net rental. The carparking rate is \$120/bay p.c.m.

Outgoings

The Lessee is to pay a proportional share of the building operating expenses, cleaning expenses and statutory charges based upon the proportion that the Net Lettable Area of the occupied premises bears to the Net Lettable Area of the building. An estimate of outgoing is currently being prepared.

Lease Term

The term of Lease available is negotiable. A long Lease would be required with a minimum five (5) year term sought.

Tenancy Input

At this early stage of development, a major occupier would be invited to provide input in respect to final configuration of the base floor design layout, ceiling grid, amenities and colour scheme to suit any specific fitout or requirement that it may have. Lessee participation at this stage will provide significant savings in respect to cost of fitout and time. Our architects would be happy to prepare an indicative floor layout incorporating a specific design or layout.

Availability

Construction is anticipated to commence in early 2007 with completion due in December 2007.



Disclaimer

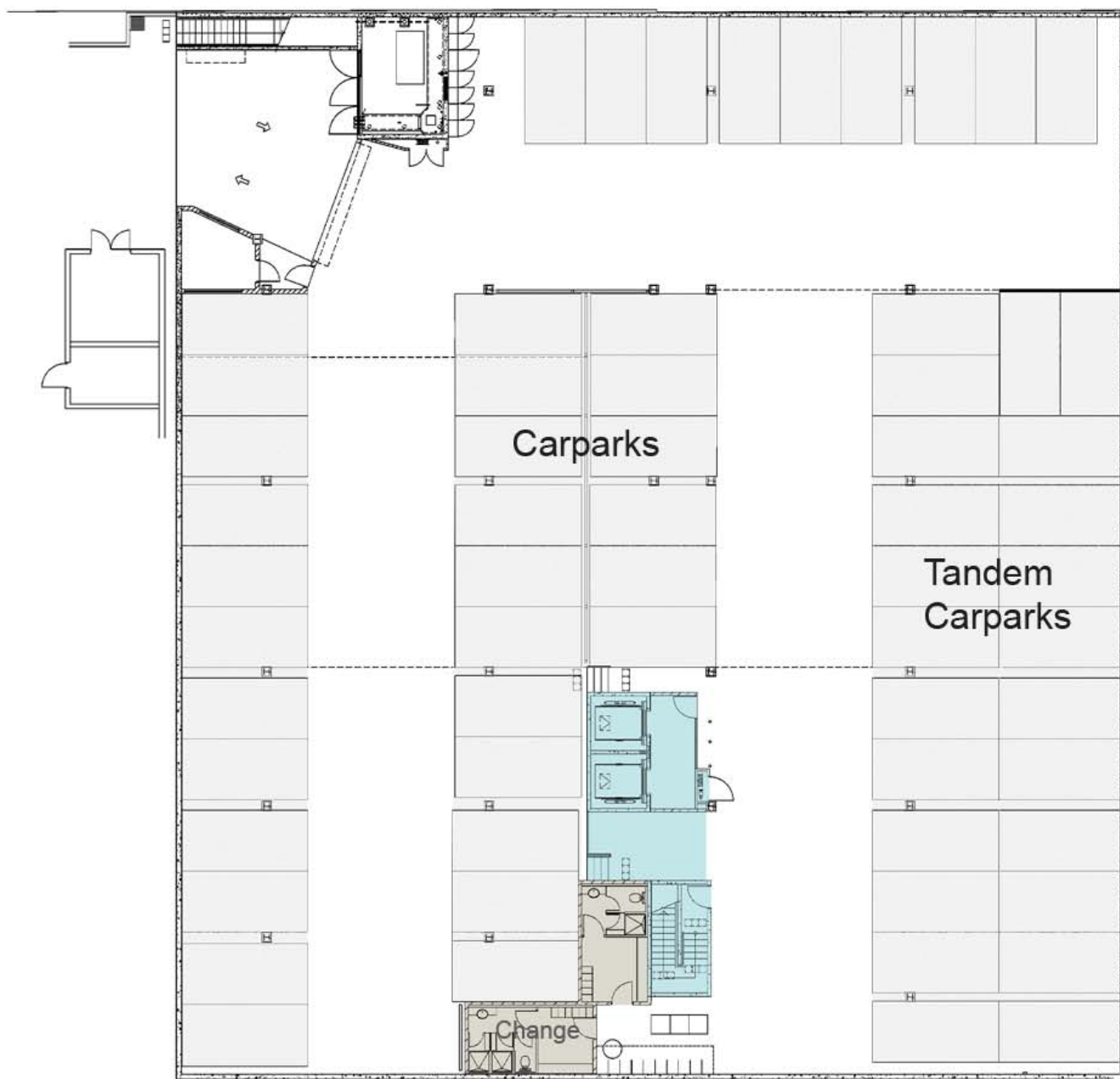
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BUILDING PLANS





Basement Carpark Plan

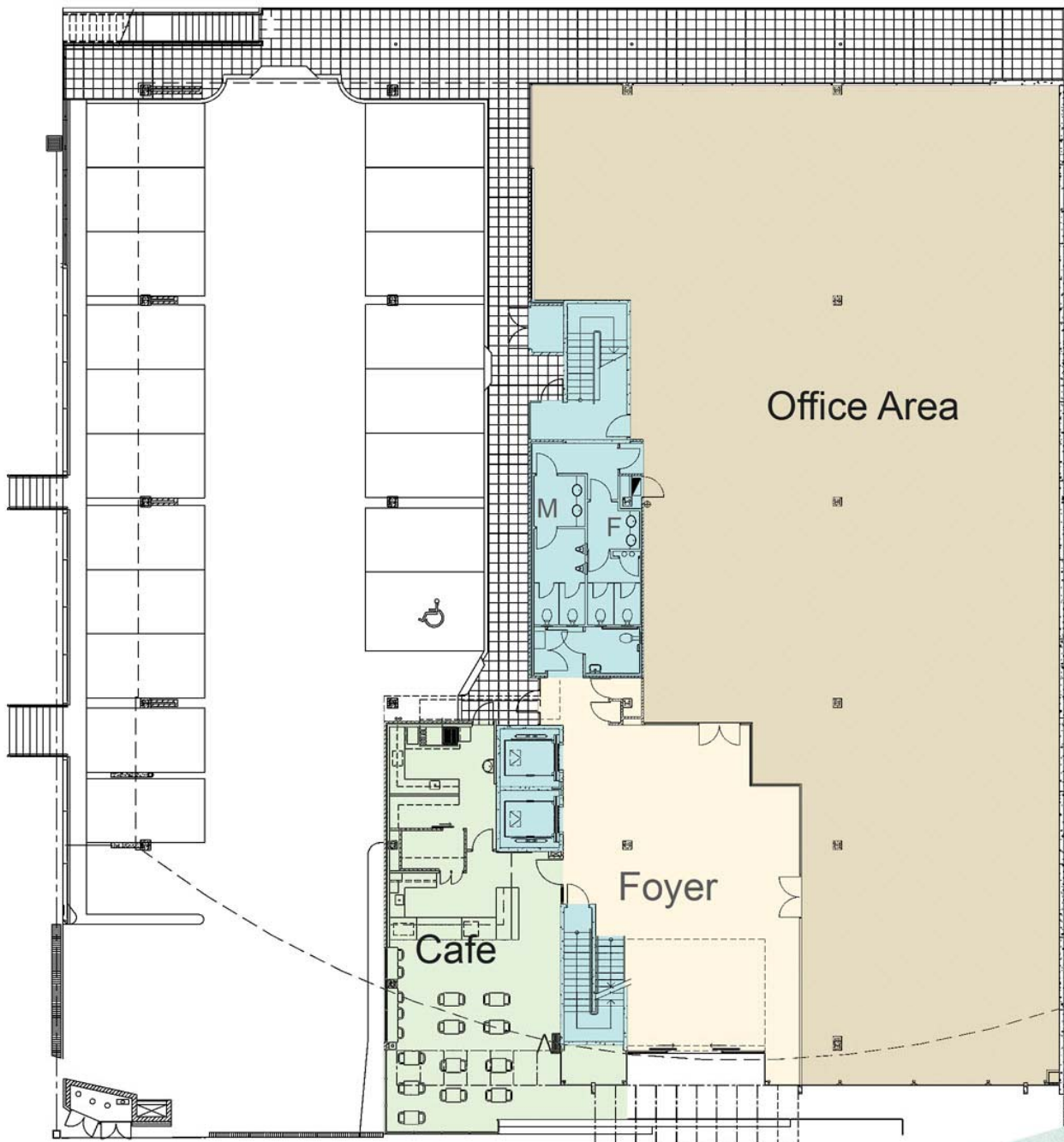
Total Carpark Area: 1700 sq m

Total Carparks: 52 standard
10 tandem



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Ground Floor Plan

Total Floor Area: 955 sq m

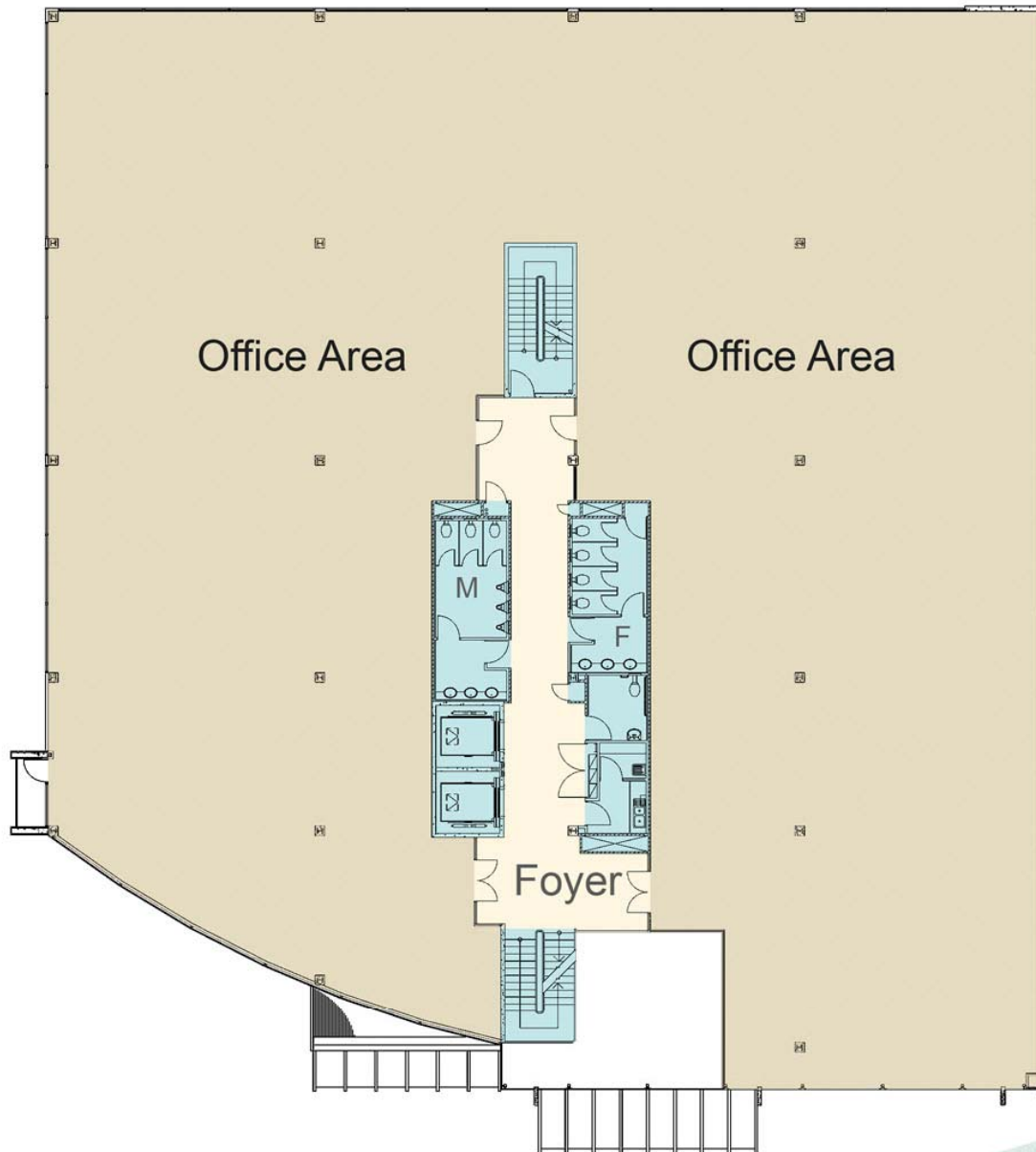
Net Lettable Office Area: 635 sq m

Net Lettable Cafe Area: 77 sq m



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First Floor Plan

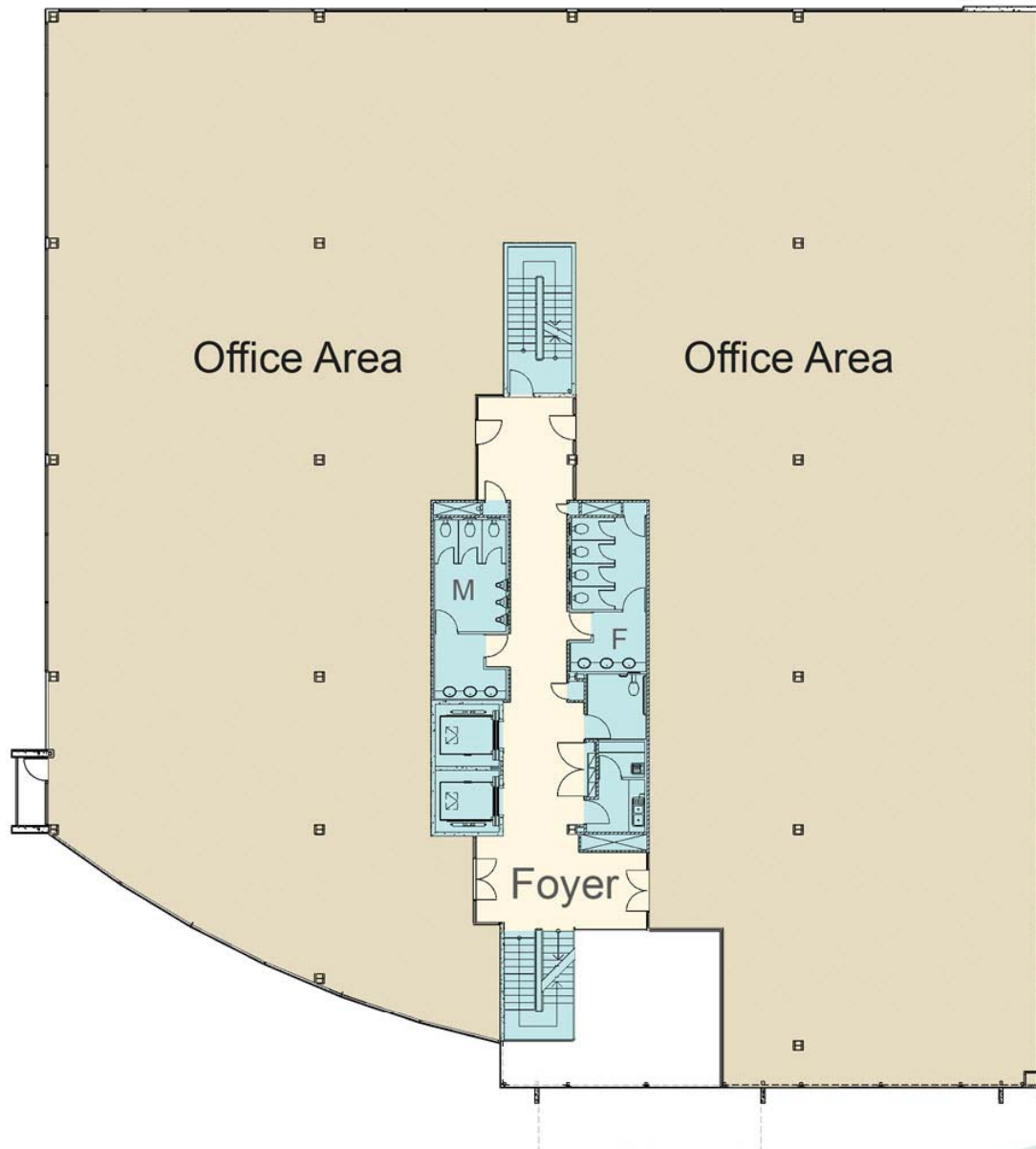
Total Floor Area: 1419 sq m

Net Lettable Area: 1211 sq m



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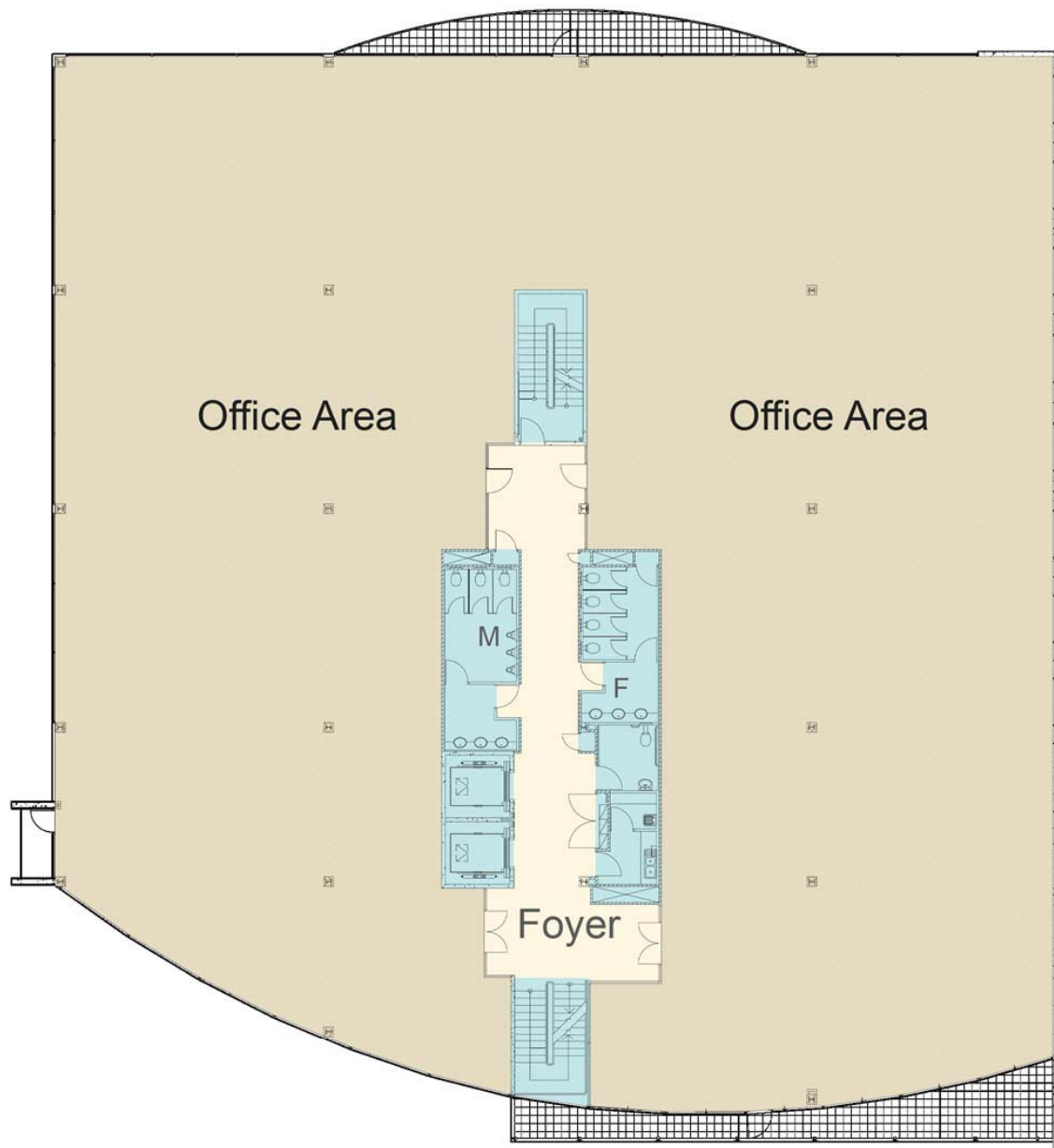
Second Floor Plan

Total Floor Area: 1419 sq m

Net Lettable Area: 1211 sq m



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Third Floor Plan

Total Floor Area: 1386 sq m

Net Lettable Area: 1219 sq m



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Fourth Floor Plan

Total Floor Area: 1386 sq m

Net Lettable Area: 1219 sq m



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Entry View



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South-West (Ryrie St) View



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South-West (Ryrie St) View



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AGENTS CONTACT DETAILS

Leasing Agents



KNIGHT FRANK AUSTRALIA PTY LTD

Level 32, 360 Collins Street

MELBOURNE VIC 3000

Ph: 9602 5722

Richard Norman

Direct: 9604 4728

Mobile: 0412 251 782

E-mail: richard.norman@au.knightfrank.com

Ian Treloar

Direct: 9604 4794

Mobile: 0408 488 499

E-mail: ian.treloar@au.knightfrank.com



MAXWELL COLLINS REAL ESTATE

55 Myers Street

GEELONG VIC 3220

Ph: 5222 4711

Don Hough

Direct: 5222 4711

Mobile: 0408 356 678

E-mail: don@maxwellcollins.com.au

David Collins

Direct: 5222 4711

Mobile: 0418 520 817

E-mail: geelong@maxwellcollins.com.au



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