



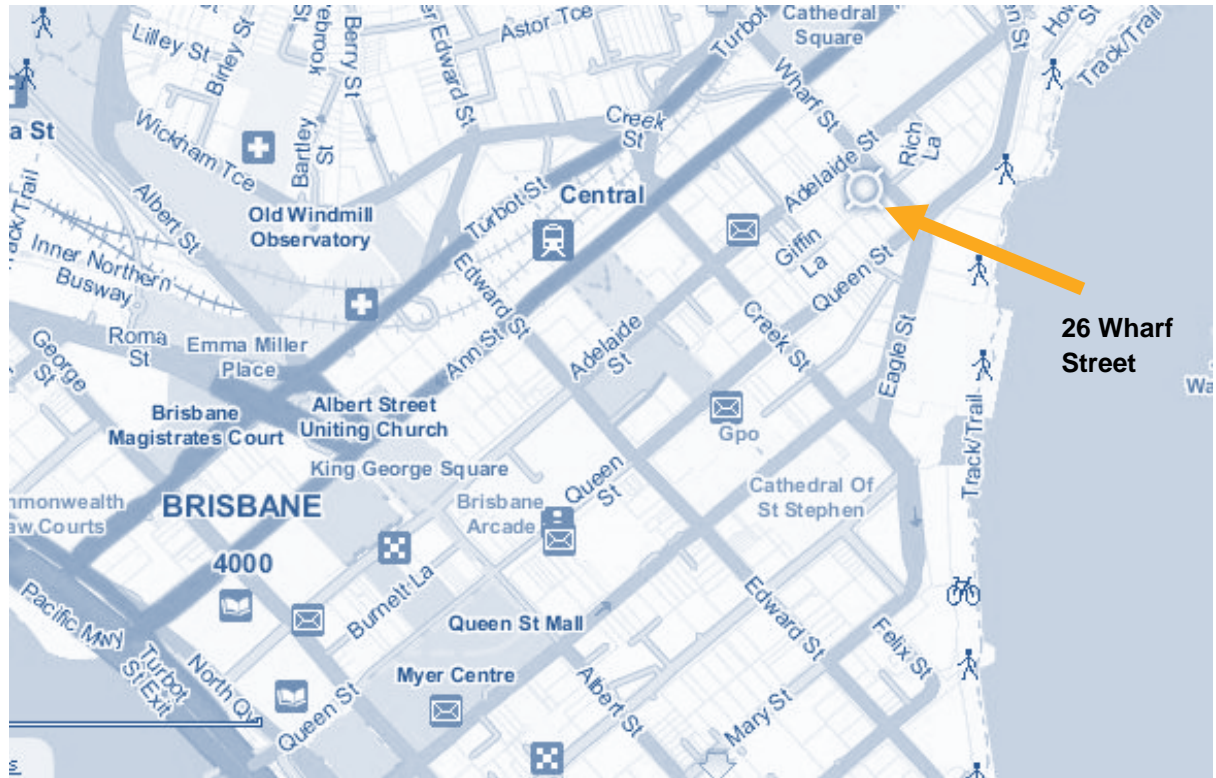
## FOR LEASE

<b>Building Name</b>	O'Connells OBM House
<b>Address</b>	26 Wharf Street, Brisbane
<b>Area Available</b>	Ground Floor: 60sqm Retail Coffee Shop First Floor: 270sqm (Fitted Out) Third Floor: 270sqm (Fitted Out) Eighth Floor: 80 sqm (Fitted Out)
<b>Timing</b>	Immediate
<b>Location Brief</b>	<p>Located in the heart of Brisbane's CBD, 26 Wharf Street is well serviced by retail, entertainment, public car parks, business services, medical providers and banks.</p> <p>Wharf St is located immediately adjacent the financial district or "Golden Triangle" and represents an attractive, economical opportunity for businesses and service providers that need access to that precinct however do not desire the equivalent financial impost.</p> <p>Geographically is it 3 minutes walk to the Brisbane GPO or approximately 150m.</p> <p>Public transport modes are provided by bus (200m), ferry (300m), Central Station (350m) and taxi rank (150m).</p>
<b>Gross Rental</b>	Office - Gross Face Lease @ \$450/sqm Retail – Gross Face Lease @ \$500/sqm
<b>Outgoings</b>	Lease shall be on a Gross basis with the tenants responsible for a proportion of increases in outgoings over the FY09/10 base year.
<b>Car Parking</b>	1 bay per floor (270sqm) at \$450 per bay per month
<b>Reviews</b>	4% fixed. Market mid term and at exercise of option (min. increase 4%)
<b>Incentive</b>	By negotiation circa 17.5% rent abatement.
<b>Signage</b>	Tenancy board.
<b>Security</b>	Director's guarantees or minimum 6 month bank guarantee
<b>Term (&amp; Option)</b>	Minimum term 5 + 5
<b>Special Conditions</b>	Demolition Clause with 6 months notice.
<b>Agent Fees</b>	Agency Fee as per PAMD Agreement

**CONTACT:** **Chris Slack**  
**Director - Harvest Property**

**PHONE:** **07 3221 0131 or 0408 332 988**

- **LOCATION MAP**



- EXISTING BUILDING PHOTO



## ● REFURBISHMENT PLANS AND ARTIST PERSPECTIVES

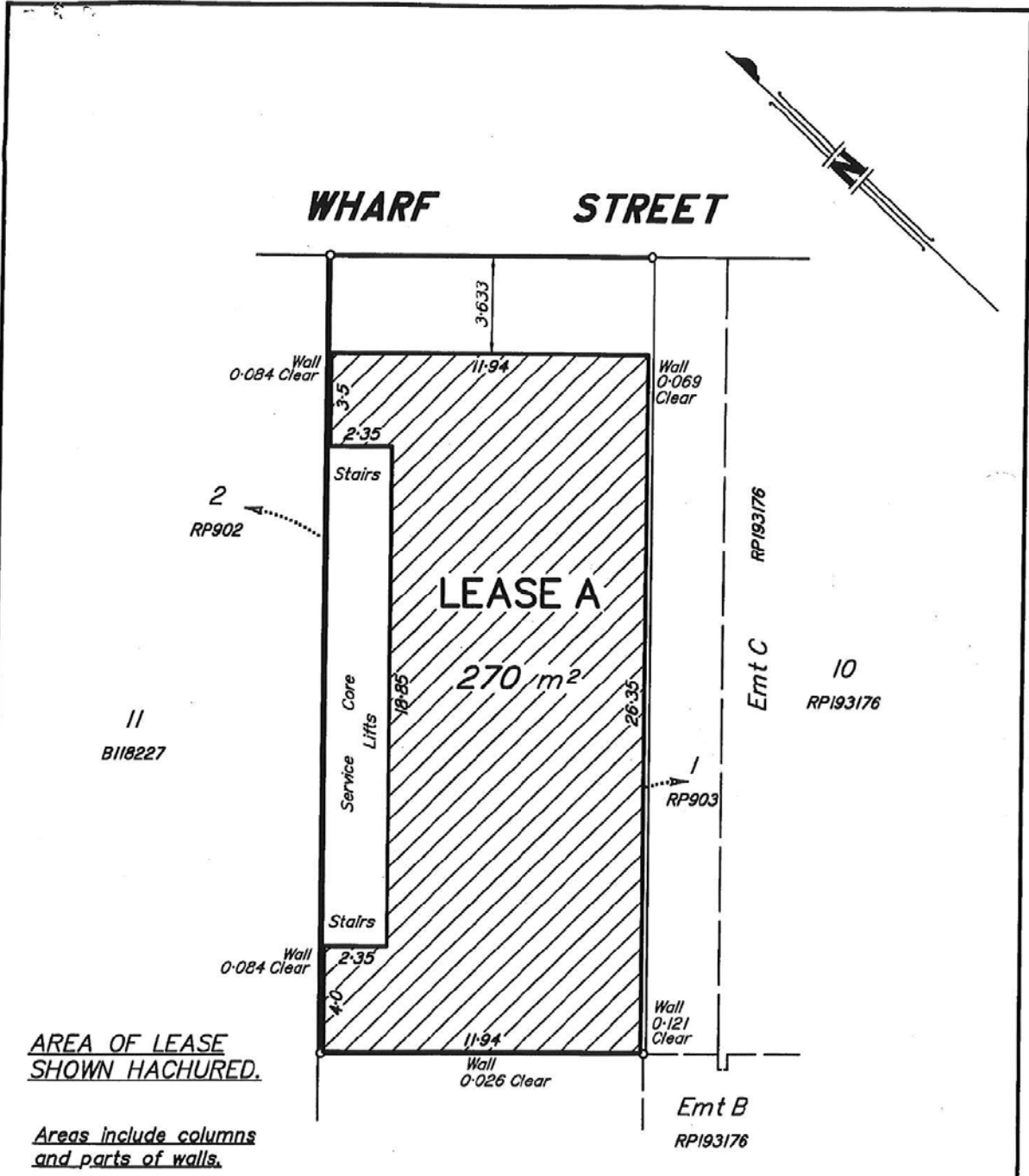
This scope will include, but is not limited to:

- Foyer expansion upgrade and refurbishment;
- External cladding and/or repainting to modernise the street appeal;
- Lift car interior and equipment upgrade;
- Mechanical and air conditioning upgrade;

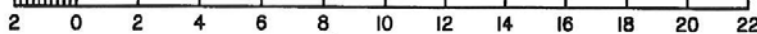
The scope of the refurbishment program is to bring the space to its best potential, i.e. quality B Grade standard (as per Property Council of Australia guidelines).



● SURVEY PLANS



Scale 1:200 - Lengths are in Metres.



NORRIS CLARKE & O'BRIEN PTY LTD Licensed surveyors. (ACN 056 870 770) hereby certify that the details shown on this sketch plan are correct.

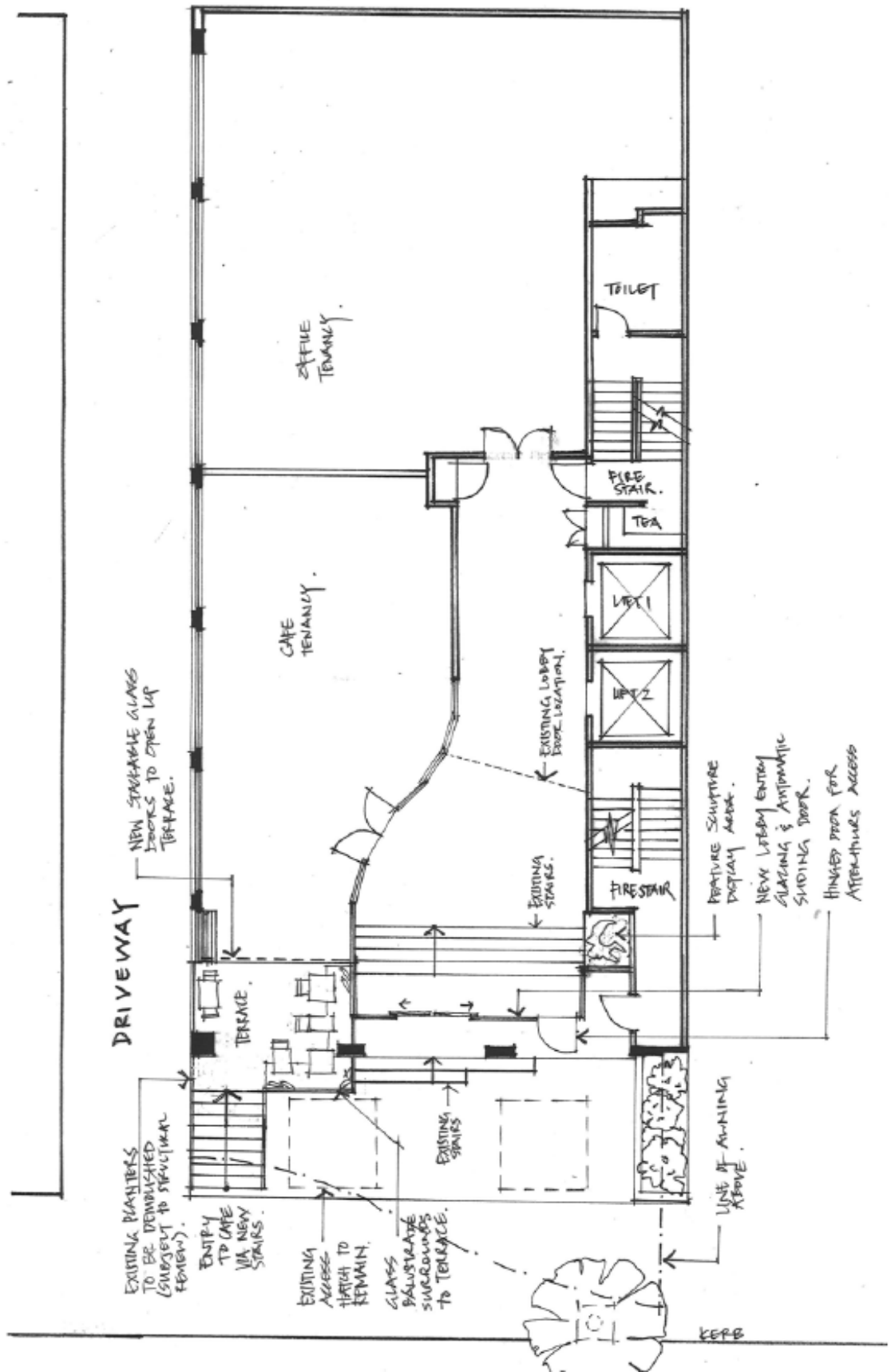


"ACCREDITED SURVEYOR"	"SKETCH OK" <i>206 23/10/03</i>	Norris Clarke & O'Brien Pty Ltd Licensed Surveyors Town Planners Development Consultants
Description LEASE A (Being whole of the FIRST floor of a building) in LOT 1 on RP902 Parish of NORTH BRISBANE County of Stanley		<b>NCB</b> Unit 2 - 107 Quay Street Brisbane QLD 4000 ph: 3221 9649 fax: 3221 3391 email: ncosurv@powerup.com.au ACN 056 870 770 ABN 15 056 870 770
Scale in Metres. <b>1:200 at A4</b>		Title Ref. <b>16075192</b> Date <b>20/10/2003</b> Ref. <b>7155L1A</b>

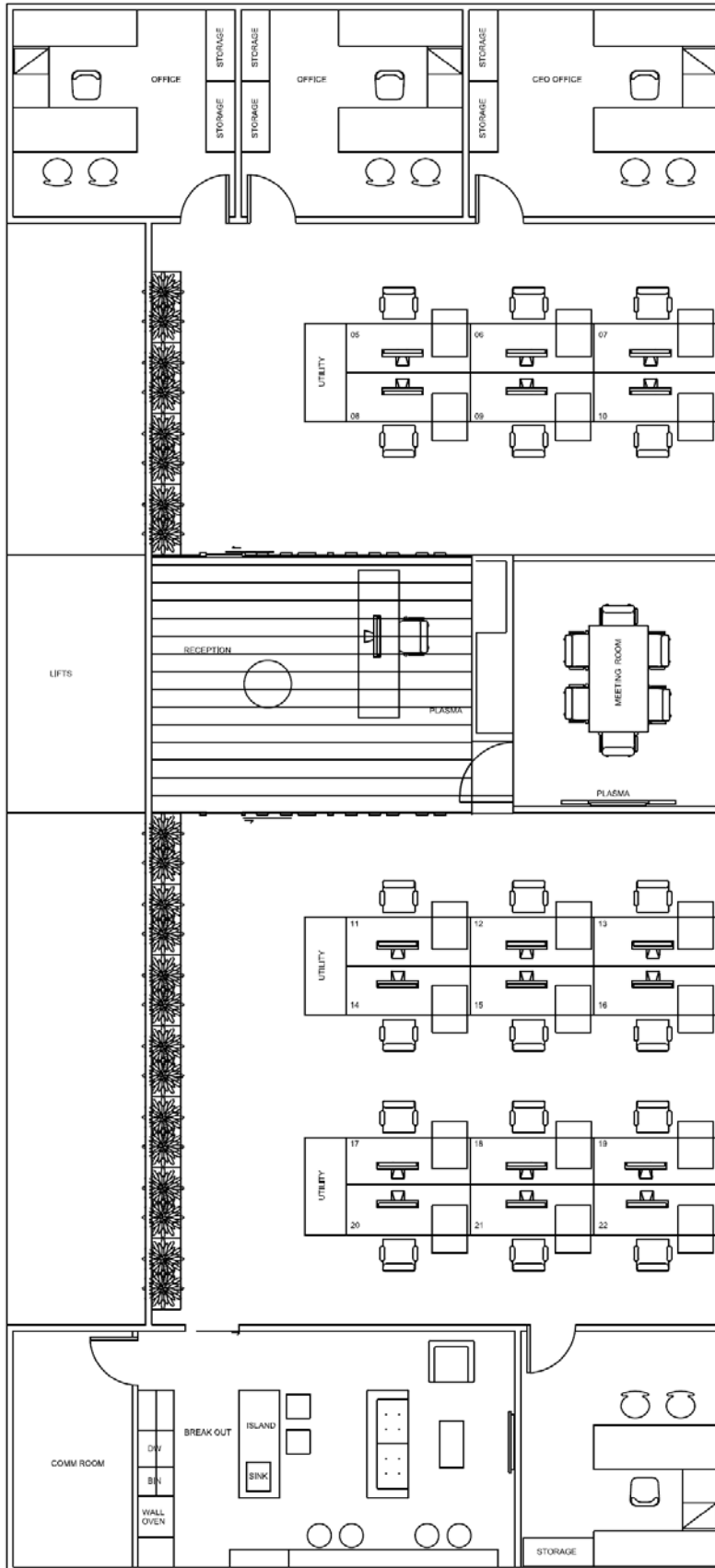
- EXISTING BUILDING TENANCIES**

Level 11	APT ALLGAS ENERGY PTY LTD 269m <sup>2</sup>	
Level 10	MACQUARIE TELECOMMUNICATIONS 257m <sup>2</sup>	
Level 9	COUGAR ENERGY 75m <sup>2</sup>	DEBT SOLUTIONS 176m <sup>2</sup>
Level 8	VACANT 80m <sup>2</sup>	ABRS BRISBANE 175m <sup>2</sup>
Level 7	MONITOR MONEY CORPORATION 270m <sup>2</sup>	
Level 6	O'CONNELLS OBM 270m <sup>2</sup>	
Level 5	COUGAR ENERGY 270m <sup>2</sup>	
Level 4	ENMARK 118m <sup>2</sup>	WINTEN PROPERTY 134m <sup>2</sup>
Level 3	VACANT 270m <sup>2</sup>	
Level 2	ROY MORGAN RESEARCH 270m <sup>2</sup>	
Level 1	VACANT 270m <sup>2</sup>	
Ground	CRESSETT SYNERGIES 120m <sup>2</sup>	VACANT 60m <sup>2</sup>
BASEMENT CAR PARKING 9 Car Bays (2 vacant)		

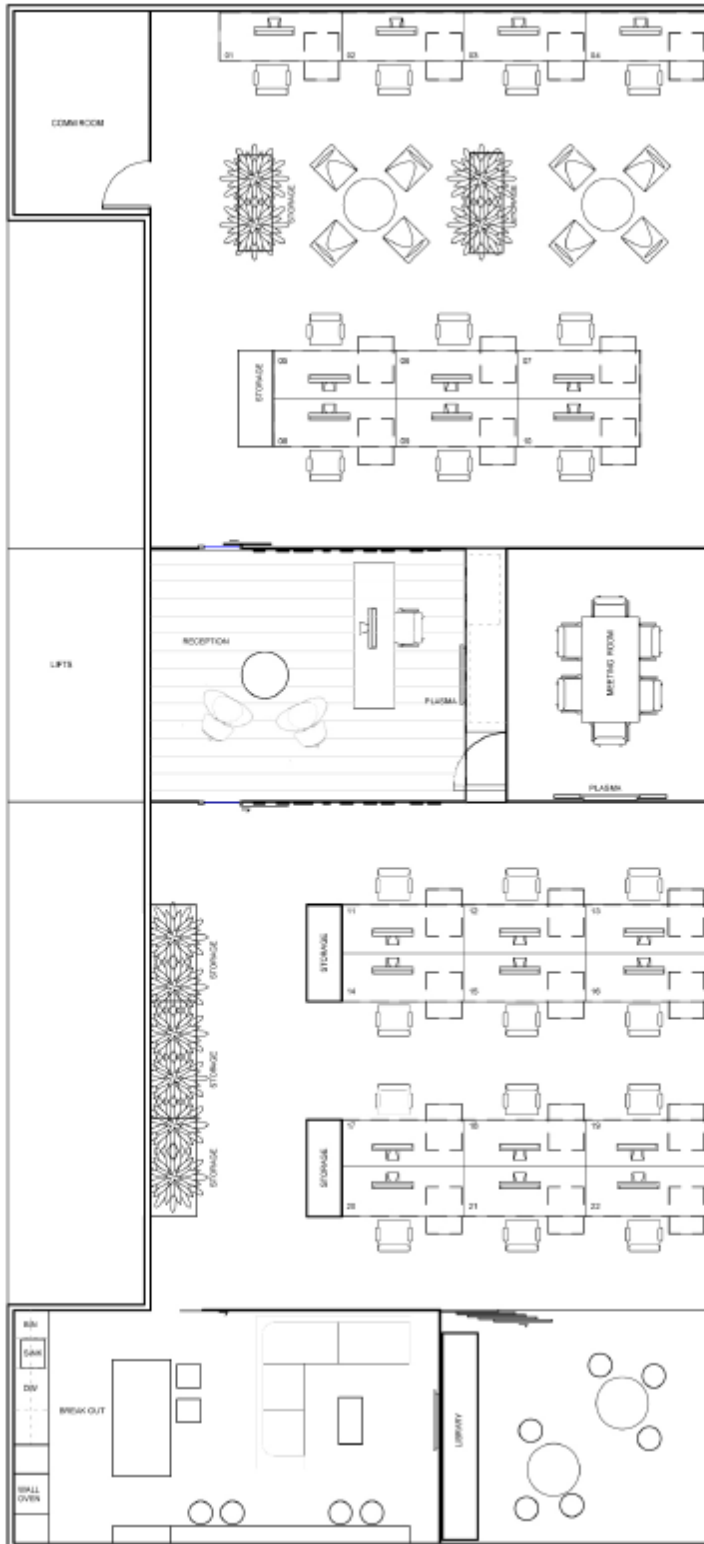
- RETAIL OPPORTUNITY



● **INDICATIVE TEST FITS**



- SPACE
- 01 RECEPTION
  - 18 WORKSTATION 2100X800
  - 01 BOARD ROOM
  - 01 BREAKOUT SPACE
  - 01 COMMS ROOM
  - 01 CEO OFFICE
  - 03 OFFICE



- SPACE
- 01 RECEPTION
  - 22 WORKSTATION 2100X800
  - 01 BOARD ROOM
  - 01 BREAKOUT SPACE
  - 01 COMMS ROOM