



Welcome
to a living,
breathing
workspace.



A vertical photograph of a green wall. The wall is densely packed with various types of green plants, including broad-leafed species and some with fine, needle-like leaves. The lighting is soft, highlighting the textures and colors of the foliage. In the bottom center, there is a white, stylized logo consisting of a vertical bar on the left and a large, angular 'K' shape on the right.

A limited opportunity to offer
your employees an inspired work
environment, where unparalleled
levels of sustainability, creativity and
workplace wellness can transform
your business.

Welcome to Twenty5 King, the
largest and tallest engineered timber
building in the world, brilliantly
located in the heart of Brisbane's
vibrant King St precinct.



“
 The biophilia hypothesis suggests that humans possess an innate tendency to seek connections with nature and other forms of life.
 ”

Wood and Human Health,
 University of British Columbia (edited)



Building highlights.

Setting global benchmarks for sustainability, connectivity and lifestyle.

Twenty5 King

Platinum Well Certified



6 Star Green Star Design & As Built
Representing 'World Leadership' in sustainable design



6 Star NABERS Energy Rating



4.5 Star NABERS Water Rating



3 Star NABERS Waste Rating



NABERS Carbon Neutral Rating



Property Council of Australia
A-Grade Standard

300m
to Fortitude Valley Train Station

Carbon neutral for 10 years. Green power provided for the base building

Transport links, childcare, cafes and restaurants, retail, entertainment & a medical centre all on your doorstep.

15,000
Parking bays within easy walking distance

Including 56 spaces over 1 basement in Twenty5 King and 378 in adjoining public car park.

Access to **premium shared spaces**

Electric vehicle charging points



Twenty5 King

End of trip facilities

152
bicycle racks



158
lockers



18
showers

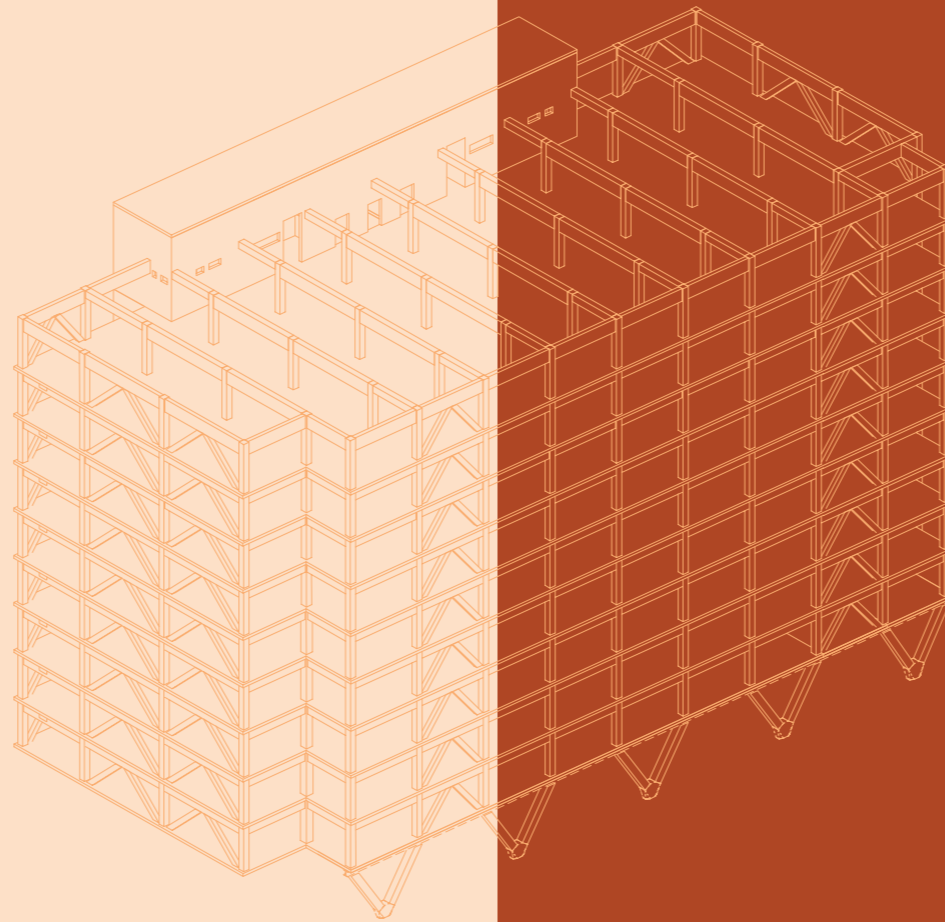


A smart destination for the future.

Twenty5 King offers you all the premium connectivity, security and smart tech capabilities expected from a state of the art building.

Next level smart technology has been intrinsically built in with smart touchless lifts and lights adding to the ease of movement throughout the building. All floors can be fully secured, with optional swipe card access to the lifts for your staff.

While fully secure, 24-hour building management service and extended lobby opening hours allow public access the ground floor retail, bringing life and energy to the space to create a sense of community and belonging.



“
We are thrilled to now have a home which will promote movement and collaboration between our teams and a positive working environment for our staff.
”

Neil Barr, QLD Regional Director, Aurecon

Make your own space.

An open floor plan is an open invitation to create your own space with a blank canvas of large and regular 1596m² floor plates. If you need more flexibility and space, there's always the potential for additional interconnecting stairways between office floors.

The physical design of Twenty5 King makes the utmost use of natural light and an added sense of openness is boosted by high ceilings and large windows (3.64m).

The unique on-floor experience with communal break out areas, and a side core open plan design configuration encourages the potential for creative environments ideally suited to a designer style studio space. The perfect environment for your team to collaborate, innovate and grow.

While a Third Space Strategy is creating flexibility and utilising communal spaces with others to provide a range of on-demand space as a service.

Break new ground

With large and regular 1,596m² floor plates, and the potential for additional interconnecting stairways between office floors, there is flexibility to adapt the space to suit your business needs.

Throughout the 9 floors, 25 King offers the connectivity, security and tech capabilities expected from a state-of-the-art address.

High ceilings and large windows optimise natural light and a sense of space.

With communal break out areas, side core configuration and open plan design, this is the perfect environment for your business to collaborate, innovate and grow.

- 9 typical office floors
- Total NLA of 14,963m²
- Typical 1,596m² NLA per floor
- Floor to ceiling height 3.64m

“Aurecon has long seen timber as a viable alternative to steel and concrete. We are thrilled to now have a home which will promote movement and collaboration between our teams and a positive working environment for our staff.”

Neil Barr, QLD Regional Director, Aurecon

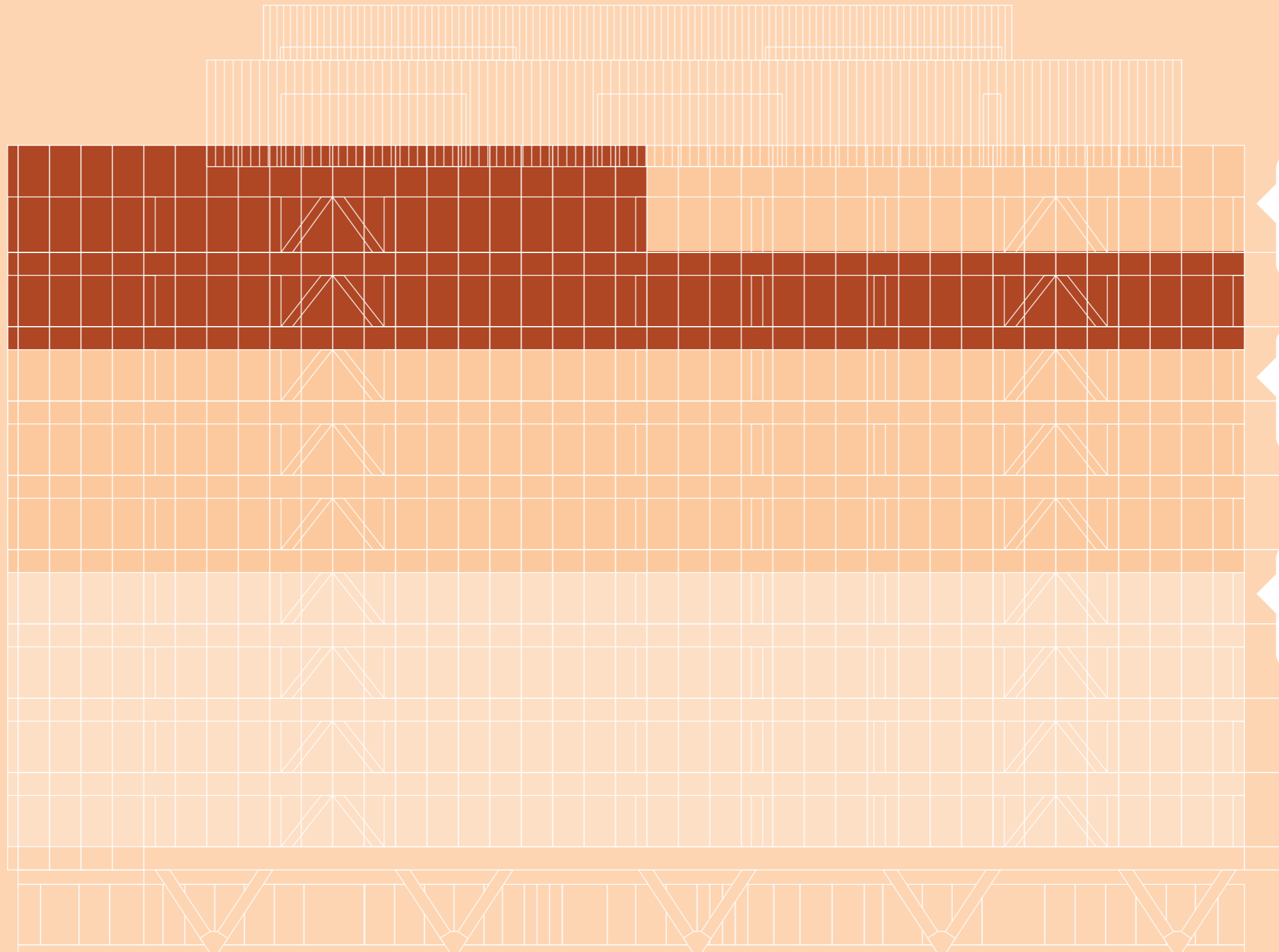
Level 9
Half Floor Available
(872sqm)

Level 8
Available
(1,596sqm)

Level 9
Half Floor Leased to Aveva Group

Levels 5 – 7
Leased to WeWork

Levels 1 – 4
Leased to Aurecon

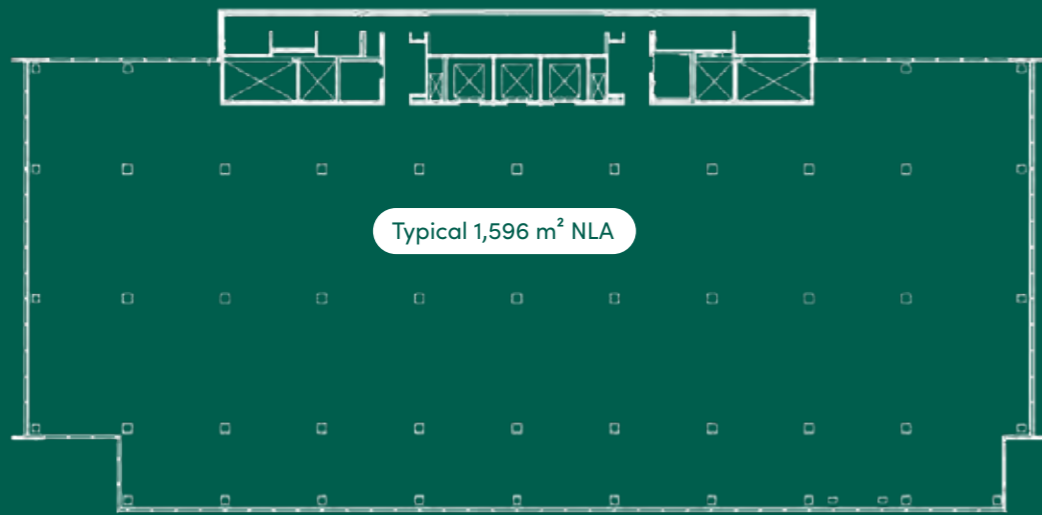


Floor plan Level 8

Twenty5 King

- Clean side core to encourage planning flexibility
- Circulation spine with easy access to lifts, stairs and amenities
- Finished ceiling height of 3.64m* allows natural light to illuminate the workspace
- Flexible planning grid easily subdivided into multiple zones
- Floor plate can accommodate higher 1:8 occupancy ratios, giving your business room to grow

Note: Whole floor available for Level 8. Only 1/2 floor available for level 9.



Indicative floor plan



Twenty5 King



Test for typical layout.



Open plan layout

Summary

Staff Population	156
Workpoints	

Density	1:10
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Alternative Workpoints	
1-2p Quiet Rooms	6
Focus Workpoints	26
Total Alternative Workpoints	32

Back of House Meet Spaces	
3p Meet	4
6p Meet	4
8p Meet Huddle	1
12p Meet	1
Total Meet Spaces	10
Total Meet Seats	56

Support Spaces	
Breakout Hub	1
Lounges	27
Utility	2
Wait	31
Total Support Spaces	31

Thrive in a living, breathing workspace.

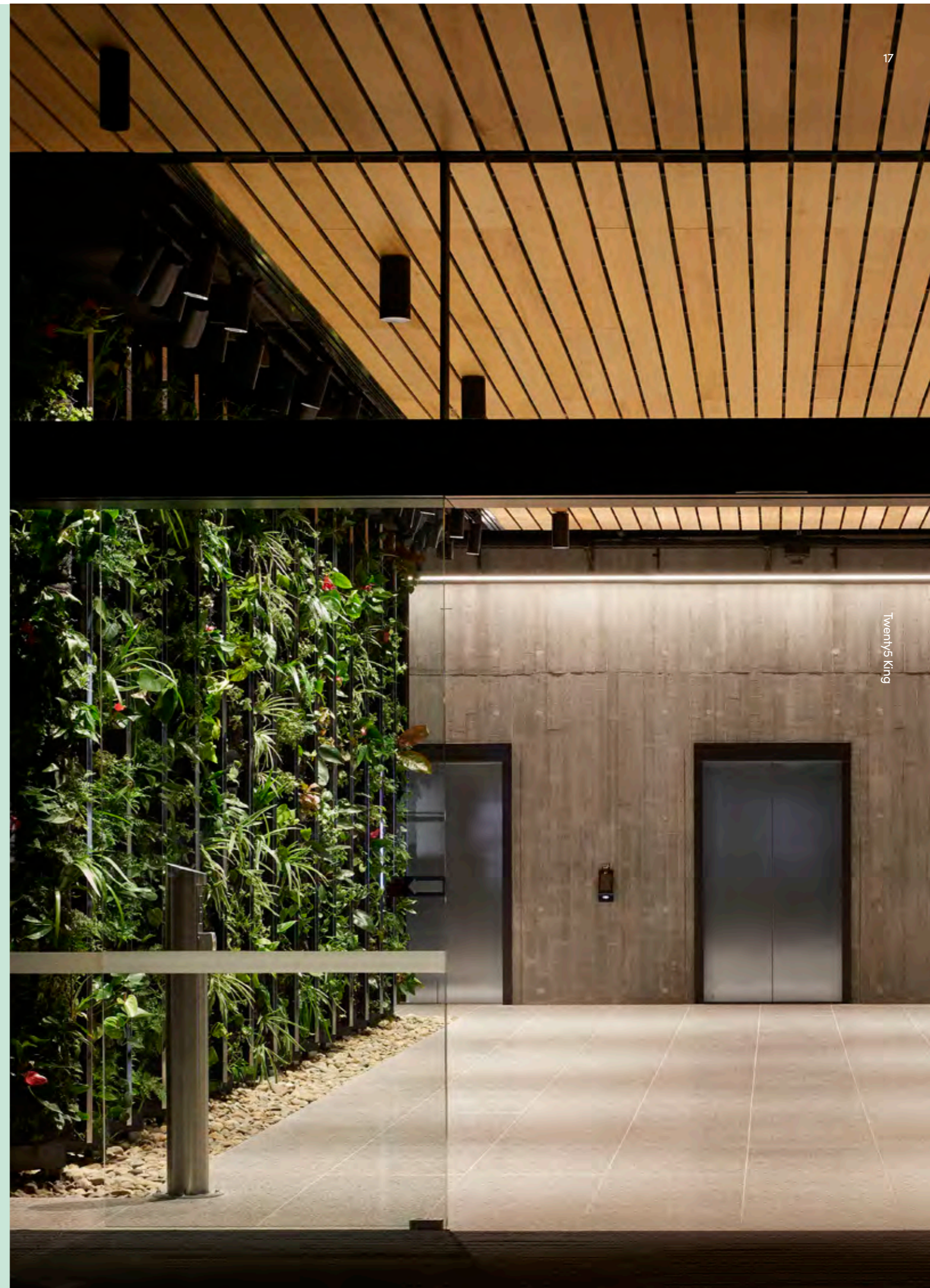
At the core of Twenty5 King is a people centred design philosophy based on Biophilic Principles. Put simply, this is where nature is incorporated into a building design to create a habitat in sync with our human desire to connect with the outdoors.

A greener, healthier way of working. This next generational workspace lives and breathes a culture that will significantly contribute to the health and wellbeing of your employees.

Twenty5 King showcases the natural benefits of prefabricated timber, with exposed timber beams and panelling, from roof to floor.

Plants are generously scattered throughout the building to enhance the Biophilia benefits and add to the sense of calm.

Even the choice of interior building materials such as paint, carpets and ceilings are carefully curated towards creating a living, breathing workplace.



“
The use of visual wood surfaces indoors is one way to reduce stress and promote health for the building’s employees
”

Wood and Human Health,
University of British Columbia (edited)





Twenty5 King

Where calm creates an inspiring environment.

Twenty5 King is a place designed first and foremost, for people to be at their creative best. This is testament to an unprecedented level of wellness thinking, which has seen Twenty5 King awarded Queensland's first platinum WELL Core and Shell Certificate.

The flexible open workspaces are imbued with a sense of serenity from the beautiful cross laminated timber (CLT) floors, columns and beams.

With its combination of timber and glass, each floor is bathed in natural light and has been designed for minimal glare to add to staff comfort. The cutting edge indoor air quality system is designed to meet stringent international WELL Building standards.

These contemporary studio styled spaces benefit from thoughtful touches and unexpected modern luxuries and bathroom amenities.

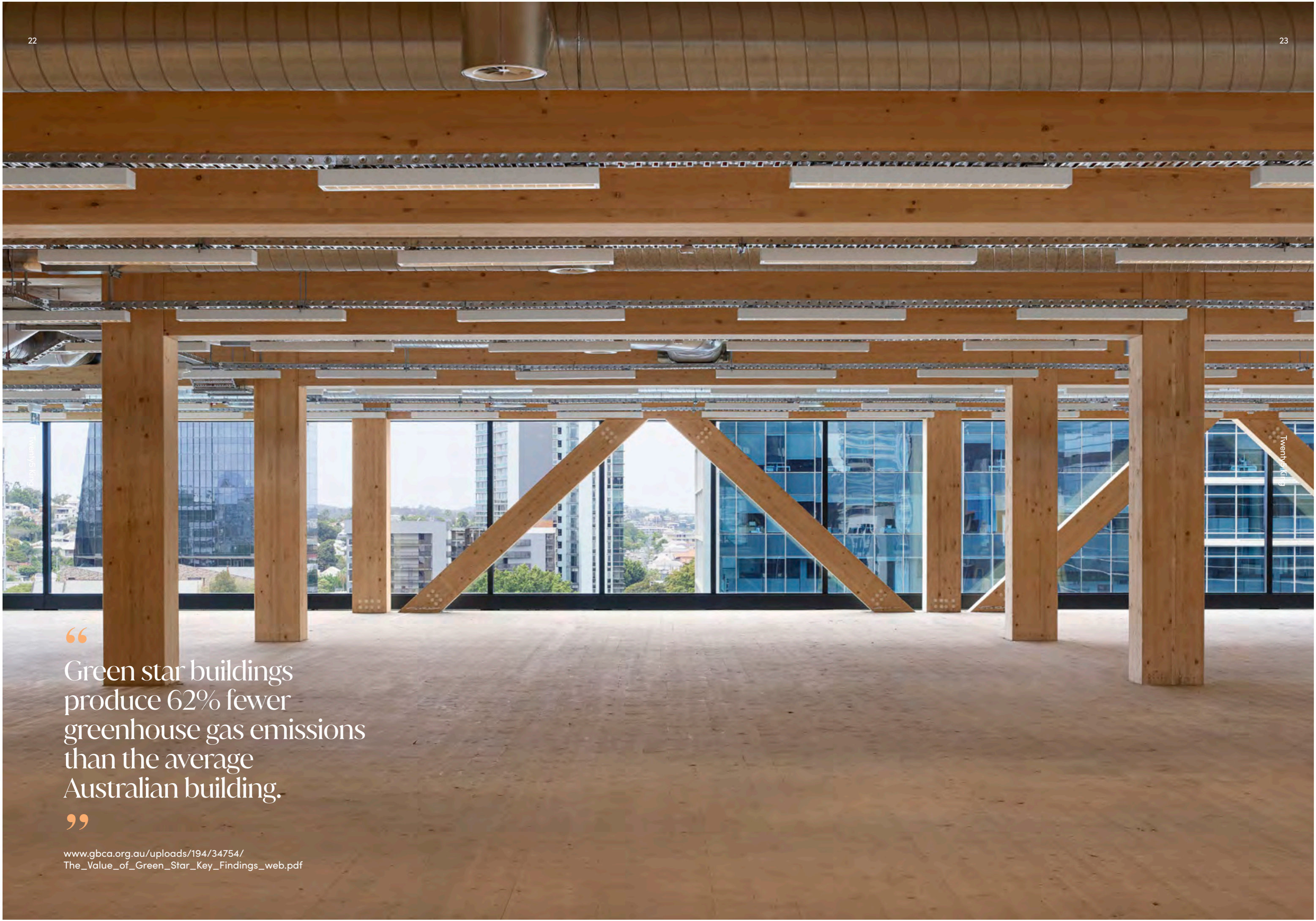
Twenty5 King

Accreditations



“ Green star buildings produce 62% fewer greenhouse gas emissions than the average Australian building. ”

www.gbca.org.au/uploads/194/34754/The_Value_of_Green_Star_Key_Findings_web.pdf



A sustainable future. A world class environment.

Twenty5 King

On par with WELL principals, the Twenty5 King design process aimed to create a world leading model in building sustainability.

The resulting built environment is nothing short of exceptional, with Twenty5 King awarded a prestigious 6 Star Green Star Design rating placing it amongst the world's very best sustainable buildings.

The decision to use timber vs traditional concrete reduces embodied energy use by @75%,

and helps achieve an impressive 6 star NABERS energy rating. Through passive design and renewable energy elements in the design planning stage, energy use was reduced by about 45% and water use by around 25%.

Low carbon, low waste and water use reductions have all contributed to a highly efficient building environment.

While rooftop solar supported by rainwater harvesting and reuse are all part of an original commitment to creating the best, most sustainable places for today and the future.

Accreditations



Twenty5 King

“
74% reduction in carbon
over 60-year building life
compared with reinforced
concrete building.
”

Quentin Jackson,
Environmental Sustainable Design Leader, Aurecon



Introducing Brisbane's only master crafted precinct.

Welcome to King St.

Just 1.6kms from the CBD, and at the centre of Brisbane's largest urban regeneration project, King St is fast becoming one of Australia's premier, business communities.

Cutting edge workspaces in boutique buildings amongst a village atmosphere, combine with traffic ease and abundant local amenities to create a unique business environment for innovative companies to connect, collaborate and grow.

The visionary \$2.9 billion Showground's development, neighbouring King St, seamlessly combines commercial, residential and retail space to deliver what is an inclusive business hub like no other.

As a world first in innovative sustainable architecture, Twenty5 King is now a design icon within this exceptional first-of-a-kind business precinct.

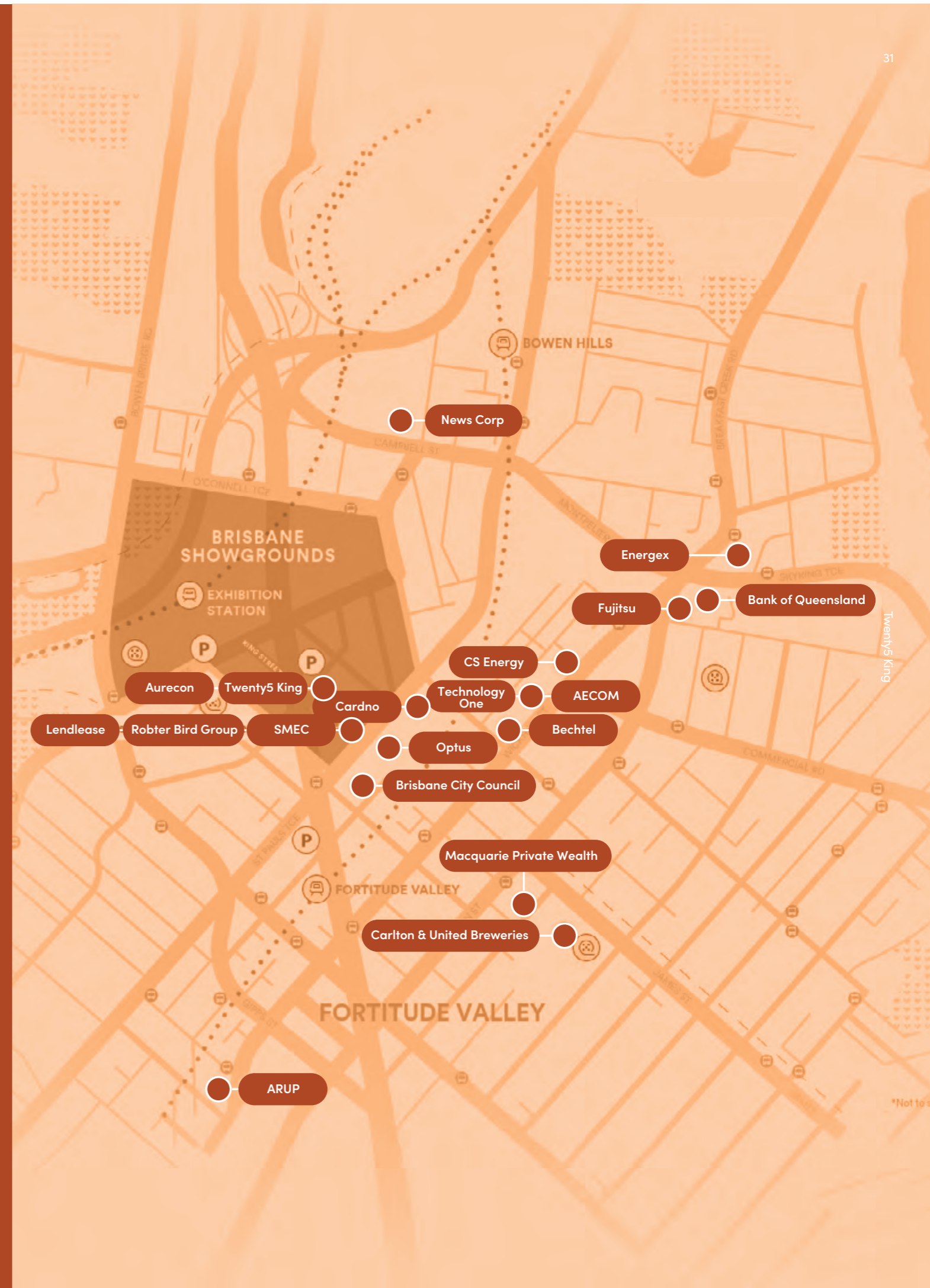
You're in the best of company.

In recent years, there has been a significant migration of big business from the CBD to the Fortitude Valley / Newstead precincts.

These city fringe neighbourhoods are becoming home to blue chip companies and innovative new entrants, transforming Brisbane's newest commercial hub.

On a larger scale, Brisbane has rapidly emerged in the Asia Pacific region as a highly desirable place to do business, attracting industry sectors that are globally scalable in the new world economy.

Twenty5 King



Twenty5 King

*Not to

Be connected to a showcase Brisbane location.

Ideally positioned between Fortitude Valley and Bowen Hills, King St is a highly-connected precinct.

- 400m to Fortitude Valley Train Station - servicing all 5 suburban and interurban city network lines. Fortitude Valley Station is one of only 4 stations servicing the entire rail network.
- Cross River Rail and new Exhibition Station - a \$5.4b project estimated to be delivered in 2024.
- Frequent buses connecting North, South, East and West.
- Access to Clem7, Airport Link Tunnel and Inner City Bypass.
- Secure multilevel car parking and an additional 2,500 spaces within 5 minute stroll.
- Pedestrian links and cycle ways accessible toward the Brisbane river and overpass council cycle links.

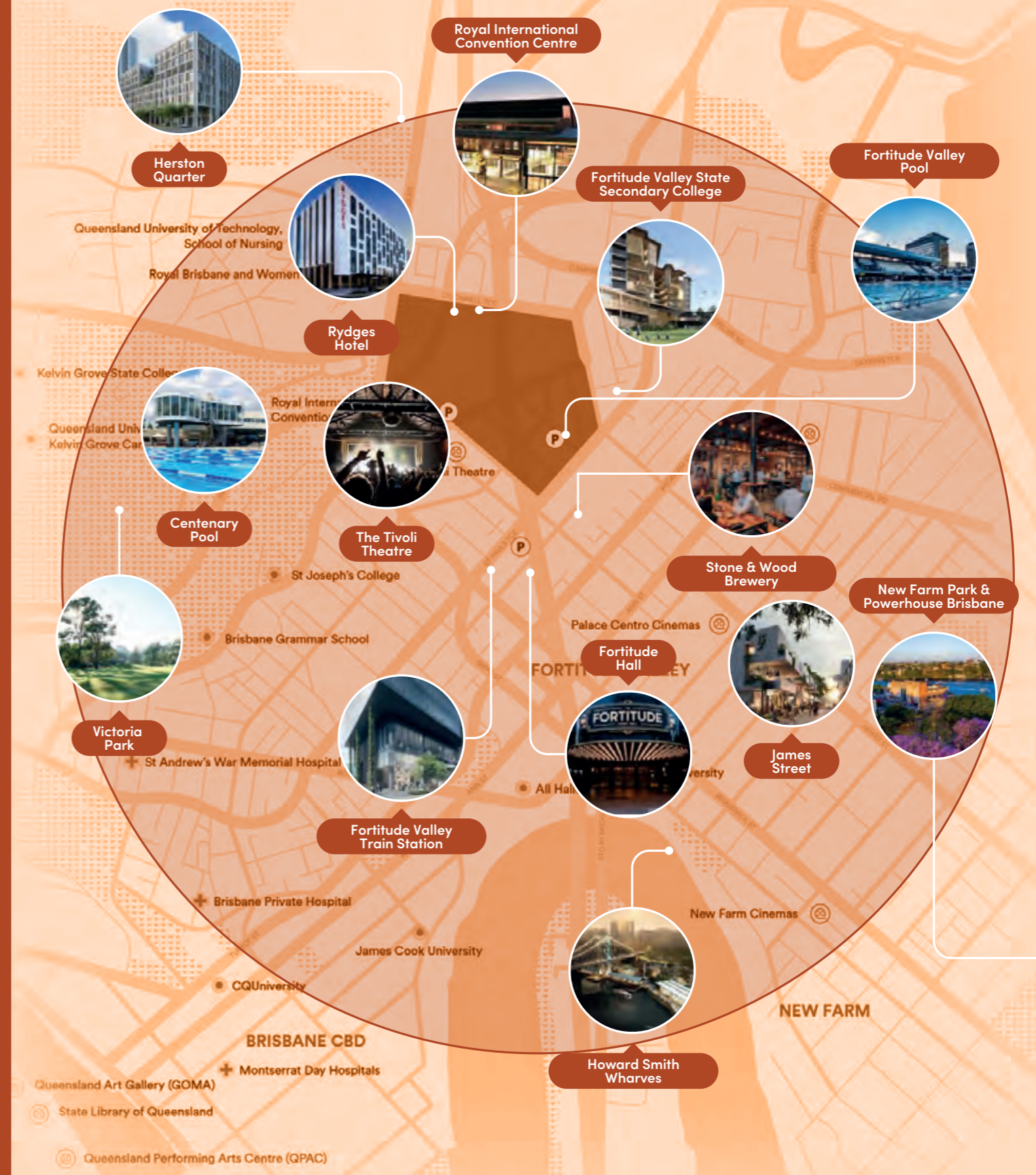


All that matters is right at hand.

All the lifestyle amenities that Fortitude Valley and Bowen Hills have on offer, are within easy reach to King St.

1. Fortitude Valley Pool
2. Stone & Wood Brewery
3. James Street
4. Centenary Aquatic Centre & Health Club
5. Herston Quarter
6. Herston Health Precinct
7. The Tivoli Theatre
8. Victoria Park
9. Royal International Convention Centre
10. Fortitude Valley State Secondary College
11. Rydges Hotel
12. Fortitude Valley Music Hall
13. Howard Smith Wharves

Twenty5 King





Retail Curation & Ownership

With quality independent retailers, the King St dining, wellness and shopping experience delivers engaging and authentic destinations within the precinct.

From handmade local art and craft, to expert wellness sites and high quality gourmet, and late night food and beverage, you'll find King St offers a full complement of visitor, worker and resident offerings. It delivers one of Brisbane's most compelling 18/7 activated precincts.

King St also enjoys long standing partnerships with key Brisbane events, including an ongoing commitment with Queensland's 142 year old heritage festival, The Ekka.

Services to enrich the lives of your people.

Food & Beverage

- Atelier Brasserie
- Berhaus
- Mussette Café
- El Camino Cantina
- Fat Dumpling
- Hello Chicken
- Il Verde
- King Street Bakery
- Potato Boy
- Montrachet
- Northside Coffee Brewers
- Kuhl-Cher
- La Macelleria
- Super Combo
- Sushi & Nori
- The Lamb Shop
- Welcome to Bowen Hills
- Xian Chao

Lifestyle

- Fiera Boutique
- Artisan
- Rydges Hotel
- Tigerlamb
- Emporium Barber
- Guardian Early Learning

Wellness

- 9 Round
- Cams Cycling Collective
- Myhealth

King St Events & Activation.

Enjoy a neighbourhood of rich, multi-layered experiences supported by a dedicated marketing, events and activations team.

Recent Activations Include:

1. Valley Chamber of Commerce Business Festival
2. Brisbane Festival
3. Queensland Music Festival
4. Brisbane Open House
5. Oktoberfest
6. Ekka
7. Lunar New Year
8. Royal Queensland Food & Wine Awards
9. Bastille Day Celebrations
10. Levelled Carpark Climb





A visionary of urban development.

Right in the heart of the iconic Brisbane Showgrounds, Lendlease is developing Brisbane's only master crafted precinct.

A \$2.9 billion showpiece urban development that is literally transforming the local landscape through a carefully curated precinct that seamlessly combines commercial, residential and retail space.

All care is being taken to embrace the rich heritage of the local area, while applying a visionary approach to architecture, sustainability and ambiance to deliver an inclusive business hub like no other seen in Brisbane or arguably Australia for that matter.

As Brisbane's largest urban regeneration project and the first of its kind, the precinct is planned to see 130,000m² of office space deliver up to four commercial buildings which will be home to an anticipated 15,000 workers, customers and visitors by 2025.

This exceptional urban development is delivering on a shared commitment to sustainability held by Lendlease and leading Australian fund manager Impact Investment Group (IIG). While Twenty 25 King will become its design icon as a world first in sustainable architecture.

Technical specifications.

Architectural

General	The use of highly engineered timber, combined with the 'Queenslander' vernacular and references to the historic Brisbane Showgrounds pavilions, has resulted in a site specific and innovative tall building that meets the demands of the contemporary workplace. Distinctive elements such as the 'verandah' maximise connections with the surrounding environment as well as access to natural light and views.
Building Configuration	Ground floor entry lobby and retail frontage from King Street. Lifting core situated at the rear of the building, with loading dock and basement access from private laneway to the east.
Building Size	Approximately 14,965m ² NLA
Typical Floor – Size	Approximately 1,596m ² NLA typical floor plate size
Typical Floor – Ceiling Height	Typical floors are 3.6m floor to floor with exposed services.
Population Density	One person per 10m ² with the ability to upgrade the on floor services to achieve higher densities. Fire egress, amenities and service risers are designed to accommodate up to approximately one person per 10m ² .
Façade	Each façade type has been developed to respond environmentally to its orientation. Slab to slab height curtain wall system with colour back spandrel glass that is aligned with perimeter timber beam. Clear performance double glazed unit is used to express the timber bracing and columns behind this facade.

Environmental

Environmental Rating	Achieves a 6 Star Green Star Design and As-Built v1.1 rating.
Energy/Greenhouse	Achieves a 6 Star NABERS Energy rating and NABERS Carbon Neutral rating.
Water	Achieves a 4.5 Star NABERS Water rating.
Waste	Achieves a 3 Star NABERS Waste rating.
WELL Ready	Achieves Platinum level WELL certification.
Recycling	Recycling bin space provisions are included in the bin storage area.

Structure

High Loading % of typical floor	5% of NLA at 7.5 Kpa
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Mechanical

Air Conditioning	The chiller plant is water cooled with heat rejection to a condenser water system comprising of condenser water pumps cooling towers and reticulation pipework.
Central Plant	High efficiency low temperature variable air volume system with central chillers located in the roof plant room.
Control Zones	100m ² approximately
Lighting	Lighting schemes within offices are designed to provide an average lighting level of minimum 320 lux for open plan layouts 700mm Above Finished Floor Level (AFFL). Design illuminances are no greater than 400 lux over 95% of floor plate and are achieved by T5 florescent lighting. Lift lobbies and core areas are typically 160 lux only at floor level. Office lighting load - 7W/m ² .
Base Building Supplementary Chilled Water Loop	A supplementary tenant condenser water system is provided and sized at an average capacity of 20W/m ² NLA total heat rejection for every office level. Isolation valve takeoffs are provided at each level sized to a maximum flow capacity of 50W/m ² total heat rejection from any one level.

Architectural

After Hours Operations	Normal office hours with tenants call facility for after hours air conditioning via floor button and/or web interface to the building monitoring control system. An interim after hours push button interface is provided on each floor, for each zone - total four.
Chiller Plant Redundancy (% Peak Capacity)	Base building cooling system redundancy is 50% (based on failure of a single chiller).
Tenant Supplementary Chilled Water Redundancy	Tenant condenser water redundancy is 100% on pumps and heat exchangers.
Outside Air (% Peak Capacity)	15L/s/person with appropriate filtration to Australian Standard (AS) 1668.

Tenant Riser

General Exhaust	o.1L/s/m ²
Commercial Kitchen Exhaust	The plant room has been provisioned with sufficient space for a future tenant commercial kitchen exhaust, based on 3000L/s future system.
Supplementary Toilet Exhaust	Tenants supplementary exhaust provision in the order of 0.2L/s/m ² (0.1L/s/m ² for toilet and 0.1L/s/m ² for general exhaust) via external louvres per floors for connection to by tenants.
Supplementary Outside Air	0.3L/s/m ² via external louvre per floor for connection to by tenants.

Building Management

Type	The Building Management Control System (BMCS) monitors, and controls the building and mechanical services systems and maximises the operational efficiency of the building. The BMCS monitors, records and reports on the energy and water consumption within the entire facility.
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Lifts

Lifting Tower	1 of 3 lifts. The office building is serviced by 3 electric gearless traction passenger lifts, one of which is a combined passenger / goods lift.
Passenger Lifts Waiting Intervals & Lift Handling capacities	Lift performance based upon a five minute handling capacity for 13% building population (1/12m ²) in line with PCA A-Grade. Up Peak <=30s, Destination Control System (DCS) Lunch peak <=40s.
Control System	The lift system utilises destination selection control.
Car Capacity	>26
Goods Lifts	2,000kg
Carpark Lifts	One carpark shuttle lift.

Electrical

Power	50 VA/m ²
Standby Power	100% essential fire services, life safety, base building lights and power, base building supplementary chilled water provision and 50% lifts.



Leasing Agents

This brochure has been prepared as at August 2017 by Lendlease (Bowen Hills) Pty Ltd and its agents solely to assist intending occupiers to decide if they are sufficiently interested in investigating the property for lease. Lendlease makes no warranties or representations as to the accuracy, correctness, reliability, omissions or errors of the information and content provided in this brochure nor does Lendlease accept any responsibility for any inaccuracies or omissions. Lendlease reserves the right to change any concept or any design elements of 25 King as depicted at any time. In investigating whether or not to occupy premises within Lendlease (Bowen Hills), intending occupiers must make and rely on their own independent enquiries in relation to, and in evaluation of, the information, predictions, opinions and statements contained in this brochure. Lendlease on its own behalf and on behalf of its agents will not be liable to you or anyone else for any decision made or action taken in reliance on the information in this brochure, any errors in or omissions in this brochure and the content of the brochure, including but not limited to the information provided and technical inaccuracies or for any consequential, special or similar damages (including but not limited to claims and actions in negligence and torts), even if advised of the possibility of such damages.

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