



**GHERINGHAP
STREET**

**BETTER
CONNECTIONS**



**OFFICE DEVELOPMENT
NOW LEASING**

THRIVE IN GEELONG'S NEWEST PRECINCT

"We're passionate about providing world-class office spaces that look after and help our tenants, the community and the environment to thrive."

We're delighted to again be making an important contribution to the growth and transformation of Geelong's post-pandemic office community."

Shane Quinn
Executive Chairman - Quintessential Equity

ACKNOWLEDGEMENT OF COUNTRY

Quintessential Equity acknowledge the Wadawurrung People as the Traditional Custodian of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

Through collaboration with the local Wadawurrung Traditional Custodian, City of Greater Geelong and as part of the ongoing first nations community engagement throughout development. 20 Gheringhap St which is part of the wider Wurriki Nyal Civic Precinct, has been given the Wadawurrung name of Ngytan Koriayo meaning 'Look over the water, see all around Corio Bay'.



PROUDLY DEVELOPED BY



BETTER CONNECTIONS NOW LEASING - AVAILABLE Q4 2024

Quintessential Equity is proud to present its latest commercial office development to the transforming landscape of Geelong's Central Business District.

This exceptional project forms the final piece of the new Wurriki Nyal Civic Precinct. An urban regeneration project initiated by the City of Greater Geelong, representing over \$250m invested by Government and the private sector to bring the precinct to life.

Part of an expansive 6,670sqm precinct, 20 Gheringhap Street enjoys direct access to landscaped open space, the waterfront, retail amenity, and is directly connected to public transport networks.

With development approval secured, 20 Gheringhap Street is designed to encourage better connections for employees, the workplace, health and well-being, and lifestyle offered by the Bellarine Peninsula.

This is an opportunity to secure the highest standard of quality office accommodation in Geelong and the Bellarine Peninsula.

20 Gheringhap Street provides the perfect opportunity to attract and retain the best talent living on the Bellarine Peninsula and wider Melbourne region.



KEY FEATURES AT A GLANCE

-  NLA approx 11,000sqm of PCA A-Grade office
-  Touchless features for a healthier workplace
-  Opening onto 2,600sqm of expansive public realm
-  Impressive podium & rooftop terraces
-  Secure multideck basement parking
-  Targeting 5 Star Green Star and 5 Star NABERS
-  Flexible floor plates with excellent natural light
-  Exceptional views across Geelong and Corio Bay
-  WELL Core & Shell Certification
-  Club-style end-of-trip facilities
-  Opportunity to secure signage rights
-  Curated cafe and hospitality offerings
-  Conveniently connected to public transport links
-  Immediate access to the foreshore and parklands
-  5 minute walk to Moorabool St

A connected office.

With access to cafes, retail
restaurants and more.



CREATING BETTER CONNECTIONS IN THE NEW HEART OF GEELONG

Geelong is one of Australia's most liveable and fastest growing cities, with the population projected to increase to 360,250 by 2036. As the local population and economy continues to grow, Geelong is set to evolve into a centralised cultural, employment and lifestyle hub.

A gateway to the Bellarine Peninsula and Victoria's Surf Coast, offering coastlines, tourism and hospitality, golf courses and wineries. Geelong is an ideal places to work, live and play.

Quick access to the Geelong Railway Station, Cunningham Pier ferry, the Busport Interchange to Melbourne and from October 2022, the Spirit of Tasmania will be calling Geelong home.



80 minute journey from Geelong to Docklands



350m to Geelong Train Station
62 minutes to Southern Cross Station



70 minutes to Melbourne CBD
30 minutes to Torquay
25 minutes to Avalon Airport
18 minutes to Armstong Creek Town Centre



Two new bike routes will make riding to Geelong Central safe and easy with extensions out to Waurin Ponds and Herne Hill.



- | | | |
|--------------------------------------|-------------------------|--|
| 1 Cunningham Pier | 7 NDIA Head Office | 13 Geelong Performing Arts Centre |
| 2 Deakin University | 8 WorkSafe Head Office | Geelong Train Station |
| 3 Proposed Geelong Convention Centre | 9 Magistrates' Court | Car Parking |
| 4 TAC Head Office | 10 Johnstone Park | More than 4700 off-street car parks and 5400 on-street car parks are available in Central Geelong. |
| 5 Westfield Shopping Centre | 11 Geelong Town Hall | |
| 6 New GMHBA Head Office | 12 Geelong City Library | |

A HEALTHIER CONNECTION BETWEEN WORK AND LIFE

On 20 Gheringhap Street's doorstep is the wider Civic Precinct, offering cafes for a morning coffee and expansive landscaped open spaces to enjoy throughout the day.

AM

Start your morning with a run along the foreshore. Drop by one of the cafés for the finest blends and the friendliest baristas and enjoy a coffee on your way into the office.



MIDDAY

Grab a tasty sandwich at one of the cafés, pick up a book from the nearby library, and enjoy your lunch break relaxing in the precinct's open spaces or at the nearby Johnstone Park.

PM

It's just one train stop to Geelong's home ground for a Friday night game watching the Cats. For a quieter night out with friends you can enjoy a local brewery, a chic wine bar or a stroll along the foreshore.

WEEKEND

An active weekend starts with a surf at Torquay or may be a round of golf at one of the many surrounding courses. Greater Geelong's amenities have plenty of weekend activities on offer.



BETTER CONNECTED TO PUBLIC REALM

Over 2,600sqm of expansive public realm has been created with activated retail and hospitality offerings providing opportunities for informal outdoor meetings.



CONNECTED BY DESIGN

Designed by leading firm Cox Architecture and featuring a contemporary curved building form, 20 Gheringhap Street provides :

- A next-generation workplace focusing on sustainable design, health, wellness, and connectivity.
- Approx. 11,000 sqm of PCA A-grade office accommodation over 11 storeys with dual entrances and a double height atrium lobby.
- Exclusive rooftop terrace areas capitalising on the expansive views across Johnstone park and Corio Bay.
- Activated ground plane with a variety of retail and hospitality offerings.
- Integrated smart building technology, touchless Bluetooth enabled access and a bespoke tenant engagement platform.
- Targeting 5 Star Green Star, 5 Star NABERS and WELL Core & Shell.
- Premium wellness facilities complement the building, including club style end-of-trip facilities.
- Maximum floor plate flexibility, minimal columns, side core and floor to ceiling windows, accentuating natural light and views across the park.

WHY 20 GHERINGHAP STREET AND THE BELLARINE

Avoid the hustle and bustle of the big city, while still being within a short drive to Melbourne.

Enjoy a lower cost of living while enjoying Geelong's cafes, restaurants and a diverse range of cultural events.

Live and work in close proximity to the internationally renowned Great Ocean Road and Surf Coast.

Entertain clients and staff on the world class golf courses or premier wineries the Bellarine has to offer.

Enjoy the cleaner air this fast growing regional city has to offer.



GREEN BUILDING FEATURES

SUSTAINABILITY

 Targeting 5 Star Green Star

 Targeting 5 Star NABERS Energy Rating

 Targeting WELL Core & Shell Certification

 100% fresh air capability via VAV mechanical system

 Solar generation system to reduce Carbon footprint

 Rainwater water re-use



TOUCHLESS FEATURES

A safe and healthy workplace has never been more important. With flexible open office layouts, floor plates are designed for businesses to thrive.



Contactless Doors & Lifts

- Automatic doors in high-use areas including swipes for touchless operation.
- Destination control lifts allowing direct access to nominated floors.



Hands-free Sanitisation Stations

Placed in high traffic areas and common touch points throughout the building, so they're readily accessible.



Touchless fixtures

End-of-trip facilities and bathroom amenities include sensor taps, soap dispensers, automatic hand dryers and sensor toilet flushing systems.

BUILDING TECHNOLOGY & SECURITY



Electric car charging stations



Bluetooth enabled access control systems



Closed Circuit Television (CCTV) camera monitoring



Occupier app to enhance tenant experience



Intelligent lighting control systems



Automated building management and Energy Management System

TURN-KEY SOLUTIONS AVAILABLE

Work with our in-house design and delivery teams to customise your ideal fitout to support and enhance your business operations and culture.

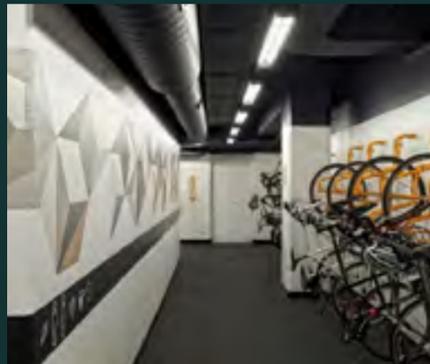




Wadawurrung Building name
Ngytan Koriayo means
'Look over the water, see all
around Corio Bay'.

Enjoy the breathtaking
views from the stunning
rooftop terrace.

THE WURRIKI NYAL CIVIC PRECINCT



- RETAIL
- END OF TRIP
- BUILDING LOBBY / ENTRY
- INDICATIVE ACCESS / PERMEABILITY

20 GHERINGHAP STREET

STACKPLAN



Level 10 - Rooftop Terrace 535sqm

Level 9 - 1,100sqm

Level 8 - 1,100sqm

Level 7 - 1,100sqm

Level 6 - 1,100sqm

Level 5 - 1,100sqm

Level 4 - 820sqm + Terrace 260sqm

Level 3 - 1,100sqm

Level 2 - 1,100sqm

Level 1 - 1,100sqm

Podium - 850sqm + Terrace 330sqm

Ground - 435sqm Retail

Lower Ground - 88sqm Retail

20 GHERINGHAP STREET TYPICAL TOWER FLOOR PLATE

Levels 1-3 and 5-9

Total NLA (sqm)	1,100sqm
Workpoints	90 [1:12]
Reception / Wait Area	1
Kitchen	1
Quiet Rooms	3
Meeting Rooms	5
Boardroom	1
Breakout spaces	3

70% of floorplate within 8m, and 80% of floorplate within 12m of the facade



20 GHERINGHAP STREET TERRACE FLOOR PLATE

Levels Podium + 4

Total NLA (sqm)	820-850sqm
Workpoints	86 [1:10]
Meeting Rooms	2
Individual Quiet Rooms	4
Kitchen	1
Breakout spaces	3

70% of floorplate within 8m of the facade



Q **QUINTESSENTIAL EQUITY**

Quintessential Equity is a property private equity business specializing in the regeneration and development of commercial property. Quintessential Equity's expertise in property and commitment to quality ensures tenant expectations are continually exceeded.

ĉ Transacted over \$980 million of properties

ĉ \$843 million property under management

ĉ \$805 million in the development pipeline

ĉ 23.6 % IRR. Weighted average net Internal Rate of Return for properties sold

ĉ 105.4% TR. Weighted average Net Total Return for properties sold

ĉ 92.6% TRR. Tenant Retention Rate

QE HELPING TO BUILD GEELONG'S VISION

Quintessential Equity continues to contribute to the growth of Geelong's commercial landscape.



1 Malop Street, Geelong

WorkSafe Victoria's Headquarters is a landmark development at the global forefront of sustainability and occupant wellbeing.

NLA approx. 15,500 m² + 102 Car Bays

Features include:

- PCA A-Grade office accommodation
- 6 Star Green Star Design and As Built Rating and 5.5 Star NABERS Base Building Energy Rating
- First building in Victoria and second project globally to achieve Platinum Core & Shell WELL Building Certification



60 Moorabool Street, Geelong

New GMHBA Headquarters was completed in June 2021.

NLA 11,050m² + 61 Car Bays

Features to include:

- PCA A-Grade office accommodation
- Targeting 5 Star Green Star Design and 5 Star NABERS Base Building Energy ratings



137 Mercer Street, Geelong

Wurriki Nyal Civic Precinct

Civic Accommodation Building for the City of Greater Geelong

NLA 9,476m² + 120 Car Bays

Features include:

- PCA A-Grade office accommodation
- Targeting the highest sustainability credentials, with a 6 Star Green Star Design rating and the peak operational ratings for energy, waste and water usage
- Constructed from Mass Engineered Timber



20 GHERINGHAP
STREET



20GHERINGHAP.COM.AU

REGISTER YOUR INTEREST
CONTACT ONE OF OUR LEASING AGENTS.



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