

2 GARDNER CLOSE MILTON | BRISBANE

INFORMATION MEMORANDUM





2 GARDNER CLOSE

This attractive entire building opportunity is available over three unique floors and prominently positioned in Milton's established commercial precinct, with the ultimate convenience of the CBD in close proximity.

Flexible floor designs to suit a large variety of tenancy needs. Your staff will be delighted with the work/life balance provided by the convenient location close to public transport, local cafés and restaurants, childcare facilities, plus walking/cycle tracks along the river.

This full building re-set demands your attention before it is too late. Call the BNG office today to be one of the first to inspect this exceptional building.



SUITE DETAILS

Levels 1- 3



AREA

4421m²



CAR BAYS

1:64m²
69 Designated
Car Park Bays



USE

Commercial
Offices

AIR CONDITIONING

Extensive air conditioning replacement works were undertaken in May 2020 comprising of Twin 350kW air-cooled York Chillers with a buffer tank and chilled water air handling units with Shaw Method of Air Conditioning (SMAC) pre-conditioners in each plant room for increased occupant comfort and energy efficiency. The new plant is connected to the latest Metasys Building Management System and after-hours A/C can be activated by an authorised swipe card.

LIFTS

The building is equipped with three Otis hydraulic lifts - Two servicing all floors and one exclusively servicing Levels 1 & 2 only.

ELECTRICAL & LIGHTING

3-Phase power is supplied to each floor. After hours movement detectors control common area lighting to all foyers and car park levels. The property features a 194kW grid connected solar power system that reduces its environmental footprint.

COMMUNICATIONS

NBN, Telstra, Optus, TPG & Vocus fibre are on the street ready to be run into the building.

CAR PARKING

69 onsite designated Car Bays.

END OF TRIP FACILITIES

Modern facilities with secure electronic swipe access to lockers, showers and secure bike parking.

BUILDING SECURITY

21 CCTV cameras are installed in common areas throughout the building. Random security patrols are conducted after hours ensuring all external tenancy doors and building doors are secured. Two internal inspections per day including weekends.

FLOOR LOADING

300KPI/m² general areas.

CEILING HEIGHTS

2.5m – suspended tiles.

SUSTAINABILITY

Works undertaken to improve the sustainability (reduce energy and water consumption) credentials of the building include:- New air conditioning plant, 194kW solar power system infrastructure, LED lighting throughout, Rainwater harvesting for use in garden irrigation and flushing the toilets.

CONTACT US



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