

**369 ANN STREET**  
CITY | BRISBANE

INFORMATION MEMORANDUM









# 369 ANN STREET

A highly prominent commercial building with a CBD address. A convenient location comprising 8 levels the building offers views of the city and abundant natural light.

Fully licensed on site restaurant and bar with a short walk to shops, within 300m of Central Station and the bus stop located at the door plus bicycle parking, locker and shower facilities.

Be one of the first to inspect this exceptional building and call the BNG office today!



 SUITE DETAILS	 AREA	 CAR BAYS	 USE
Levels	6754m <sup>2</sup>	1:105m <sup>2</sup>	Commercial
8		245 additional car spaces at Cathedral Square operated by Secure Parking	

### AIR CONDITIONING

High quality air conditioning is provided via Power Pax dual chillers. Air Handling Units located on each level. Independent condenser water loop available for auxiliary air conditioning. After hours A/C can be activated via swipe card.

### LIFTS

The building is equipped with 4 spacious high-speed Otis lifts servicing all floors.

### ELECTRICAL & LIGHTING

The building features a backup generator capable of providing 810KW of standby power to the entire building. 3-Phase power is supplied to each floor. After hours movement detectors control common area lighting to all foyers and car park levels.

### COMMUNICATIONS

NBN & Fibre Optics – Telstra, Optus and TPG.

### CAR PARKING

64 secure car bays with access via swipe card.

### END OF TRIP FACILITIES

Secure bicycle parking, lockers and shower facilities.

### BUILDING SECURITY

20 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.

## CONTACT US



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