

AIRPORT WEST OFFICE PARK

Alpha Building Leasing

July 2022





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LOCATION

- Local government area boundaries
- Primary Roads
- Future Roads
- Freight Rail
- Freight Terminals
- Terminals Under Construction
- Passenger Railway and Stations
- Existing
- Future
- Major Industry
 - Welshpool
 - Hazelmere
 - Forrestfield
 - Canning Vale
 - Maddington
 - Spearwood
 - LatITUDE 32
- Specialised Activity Centre
 - University of WA/QEII
 - Curtin University
 - Bentley Technology
 - Murdoch University
- Activity Centre
 - Perth CBD
 - Fremantle
 - Morley
 - Midland
 - Cannington
 - Booragoon
 - Osborne Park
 - Balcatta
 - Hillarys
 - Landsdale
 - Wangara
 - Joondalup
 - Ellenbrook

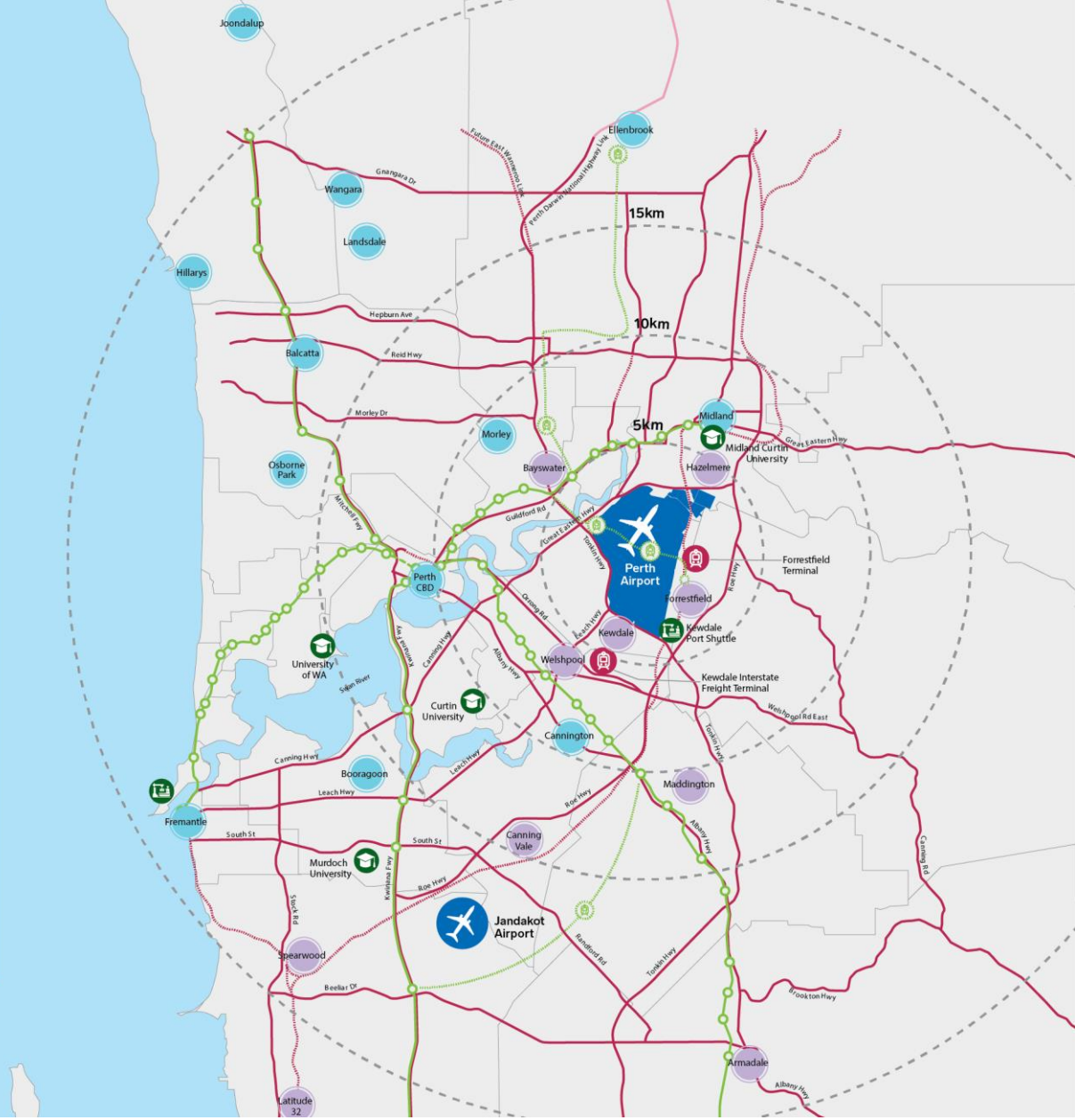


Image: Airport Location

Location



Perth Airport is strategically located just 12 kilometres from the Perth Central Business District. The airport is surrounded by key arterial roads including the Tonkin, Roe, Great Eastern and Leach Highways and Abernethy Road providing convenient access to the Kewdale freight terminal and Perth’s major metropolitan road network.

The Airport is part of a 2,105ha estate which has sufficient capacity to expand to meet the projected commercial aviation demand of the 21st Century. Over 700ha of the estate is also available for a wide range of non-aviation property development, providing the potential for the airport to become a major regional aviation, commercial and industrial centre.

The Client’s office requirement can be accommodated in the Alpha building which is located at 2 George Wiencke Drive, on the corner of Brearley Avenue.



12kms
from
Perth CBD



5kms
from
Kewdale Freight Terminal



3kms
from
Consolidated Terminals



26kms
from
Fremantle Port

Proximity



The Alpha building is located in our Airport West Office Park which is in close proximity to key infrastructure points including:

KEY INFRASTRUCTURE	DISTANCE
Redcliffe Train Station (Operational 2022)	0.4km
Airport Terminal 3 and 4 (Qantas International and Domestic and Jetstar Domestic);	0.5km
Great Eastern Highway	1.2km
Tonkin Highway	1.5km
Leach Highway	4.3km
Roe Highway	8.9km
Airport Terminal 1 (International and Virgin Domestic) Airport Terminal 2 (Regional Aviation – REX, VARA, Alliance)	6.7km
Perth CBD	12.0km
Fremantle Port	26.0km

With over 85% of people in the Perth metropolitan area estimated to be living within a 25 minute drive of the airport, the Airport West Office Park is one of the most centrally located business destinations in Perth.

Situated on Brearley Avenue between Dunreath Drive and Terminals 3 & 4, the Office Park has been master planned to provide best practice design and function and offers the only true 24 hour, 7 day commercial working environment in Perth (refer Location Plan at Annexure A).



12kms

from
Perth CBD



5kms

from
Kewdale Freight
Terminal



3kms

from
Consolidated
Terminals



26kms

from
Fremantle Port

Building and Office Park Details



OVERVIEW

Alpha was constructed in two stages with the eastern wing being completed in late 2007 and the western wing completed approximately 12 months later. The building consists of three levels, including ground level, with a central core.

The Net Lettable Area of the building is 8,296.17m² with the primary tenant being Perth Airport Pty Ltd. There are two large car parking areas consisting of 474 bays provided solely for the use of tenants to the building.

The A grade quality building is serviced by 2 lifts and includes a ground floor café. Alpha currently has a 4.5 star NABERS rating. Details of the base building services and a copy of the tenant fit out guide are available upon request.

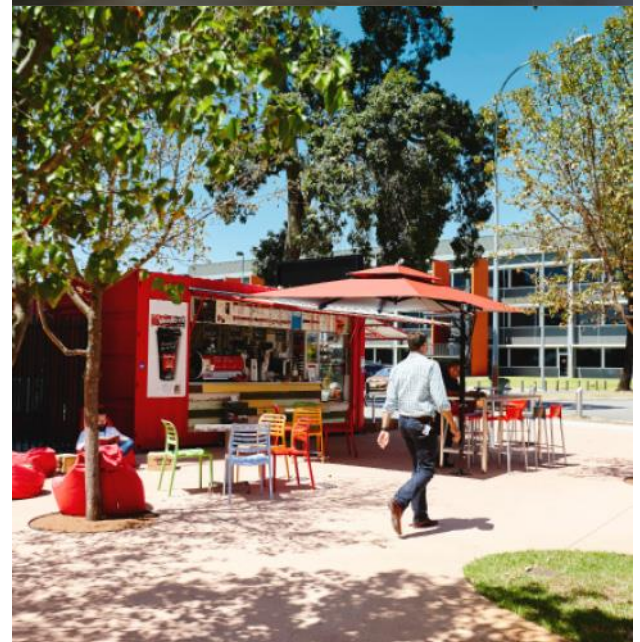
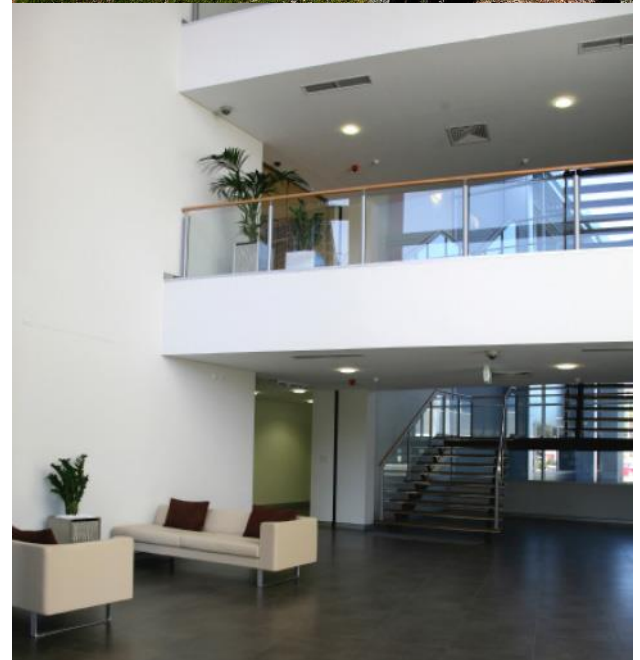
Following completion of the 9,000sqm “Bravo” office building in April 2015, the Airport West Office Park now provides over 30,000sqm of office space leased to a number of high-profile tenants including Rio Tinto, Byrnes Group, Mader Group and Arc Infrastructure.

EXTRA AMENITY

Located opposite Alpha, Bravo offers additional amenity to Alpha tenants including high quality end of trip facilities and a fitness centre.

The Office Park is also home to the highly regarded Ngala Early Learning and Development Service, located opposite the Alpha building.

“Linear Park”, a landscaped parkland and recreation area available for use by all Office Park tenants incorporating BBQ facilities, outdoor seating, gym equipment and a Yahava coffee kiosk has also recently been completed. Details of the Airport West Office Park Tenant Amenity are attached at Annexure C.





Lessor Information

In July 1997, Perth Airport Pty Ltd acquired a 99-year leasehold interest from the Commonwealth Government over Perth Airport as part of the first phase in the privatisation of airports in Australia, and has since operated the airport and its estate.

Perth Airport is operated by Perth Airport Pty Ltd which is a wholly owned subsidiary of Australia Development Group Pty Ltd (ADG).

The shareholders of ADG are currently:

- Utilities of Australia Pty Ltd ATF Utilities Trust of Australia (UTA): 38.26%
- The Northern Trust Company (TNTC in its capacity as custodian for Future Fund Investment Company No.3 Pty Ltd (FFIC3)), a wholly owned subsidiary of The Future Fund Board of Guardians (FFBG): 30.01%
- Utilities of Australia Pty Ltd ATF Perth Airport Property Fund (PAPF): 17.34%
- Gardior Pty Ltd as trustee for The Infrastructure Fund: 7.19%
- Australian Super Pty Ltd: 5.25%
- Sunsuper Pty Ltd - 1.95%

Further information including Annual Reports for Perth Airport Pty Ltd can be found on our website www.perthairport.com.au



Response to Accommodation Brief

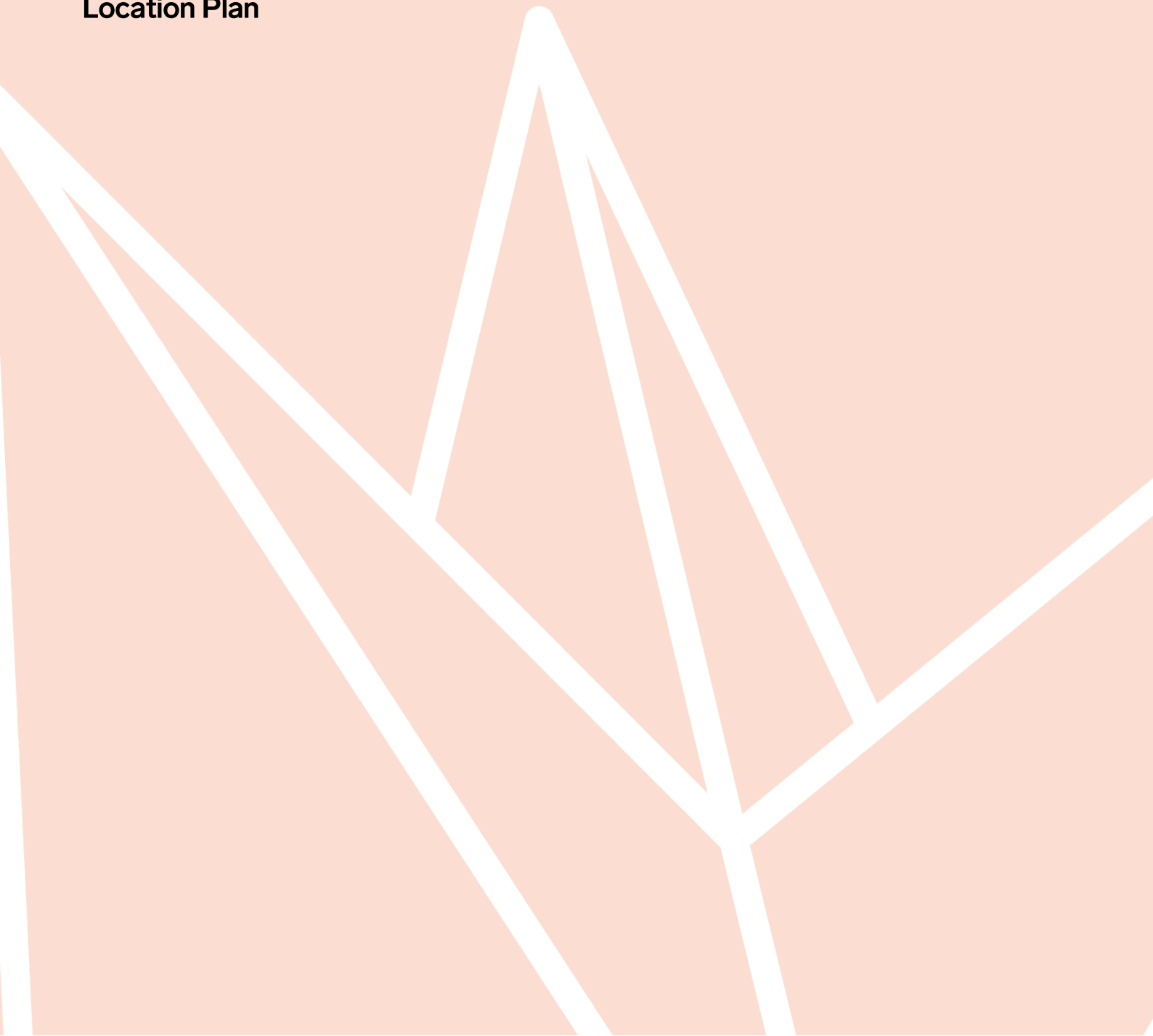
BRIEF	RESPONSE
Property address	2 George Wiencke Drive, Perth Airport
Floor areas	715.9m2 vacant possession
Parking	Unallocated open car parking available to accommodate a ratio of 1:20 m2 of leased office space at a rate of \$75.00 per bay per month plus GST
Availability	Immediately
Asking rent	Net face rent circa \$295.00 m ²
Incentives	Available in the form of rental abatement, cash contribution or fit out works
Outgoings	\$97.09 m2 for building and precinct outgoings
Statutory outgoings	\$40 m2 for council rates and land tax
Fit out	Generous incentives available to facilitate a fit out to Client's specifications
Amenity	<ul style="list-style-type: none"> • An 'A' grade office environment • Secure facilities with 24 / 7 access • Abundant natural light • A relaxing landscaped environment on the doorstep encompassing Linear Park • Outdoor fitness equipment and walking trails • High quality End of Trip facilities available • Fitness Centre • Ngala Child Care Centre • Republic of Coffee and Yahava Coffee for catering options • A 'community campus' approach to the office accommodation • Regular tenant engagement activities • Onsite Asset and Facilities management team • Public transport options available • Redcliffe Train Station (operational 2022) is a short walk away



A

Annexure

Location Plan



Airport West Location Plan

ASCOT



B

Annexure

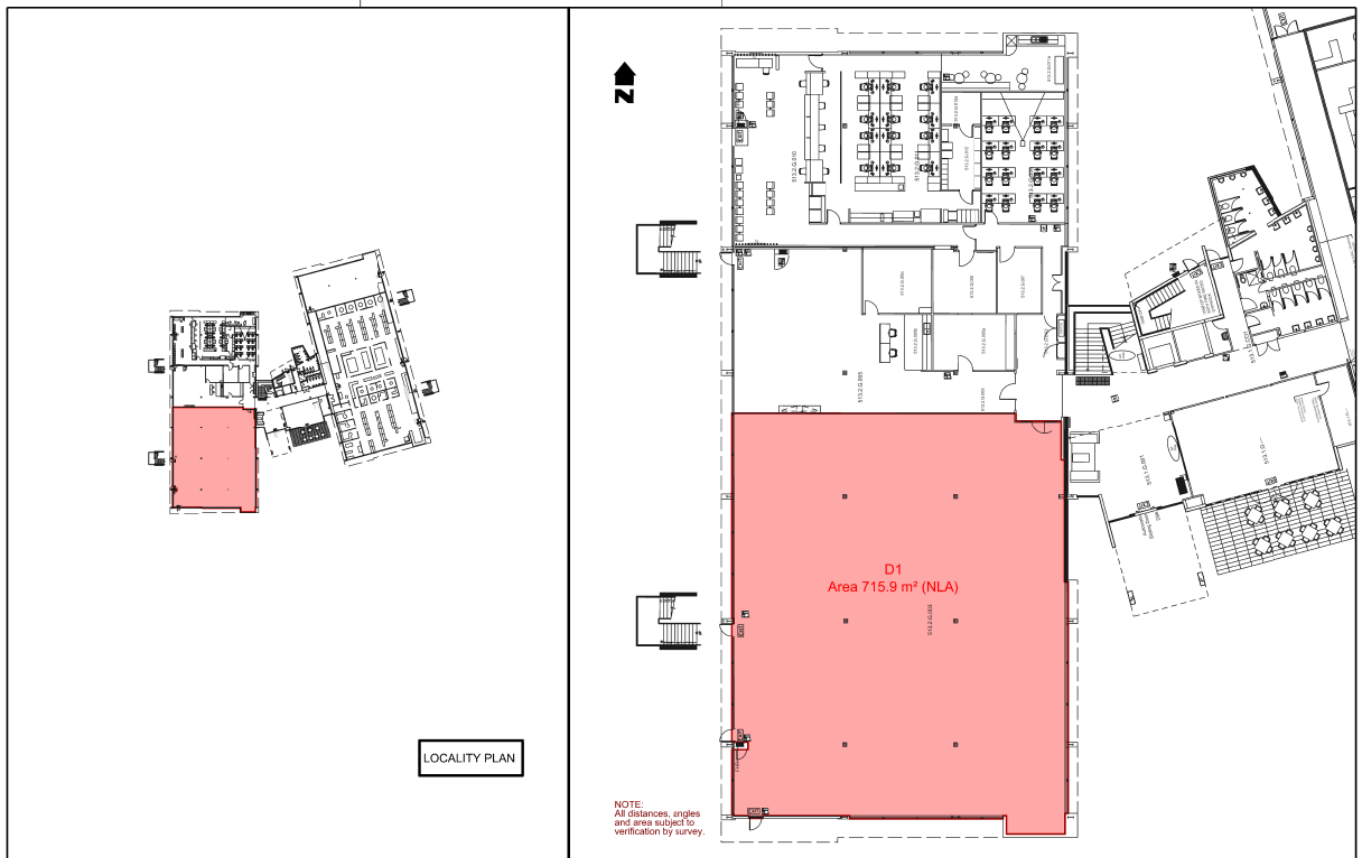
Premises





Alpha Ground Floor Layout

Alpha currently has a ground floor vacancy of 715.9 m². The Lessor will develop premises to suit your requirements.



C

Annexure

Office Park Amenity



Linear Park

Linear Park is an exciting parkland and recreational area created by Perth Airport for you to enjoy.



Bench areas



Fitness

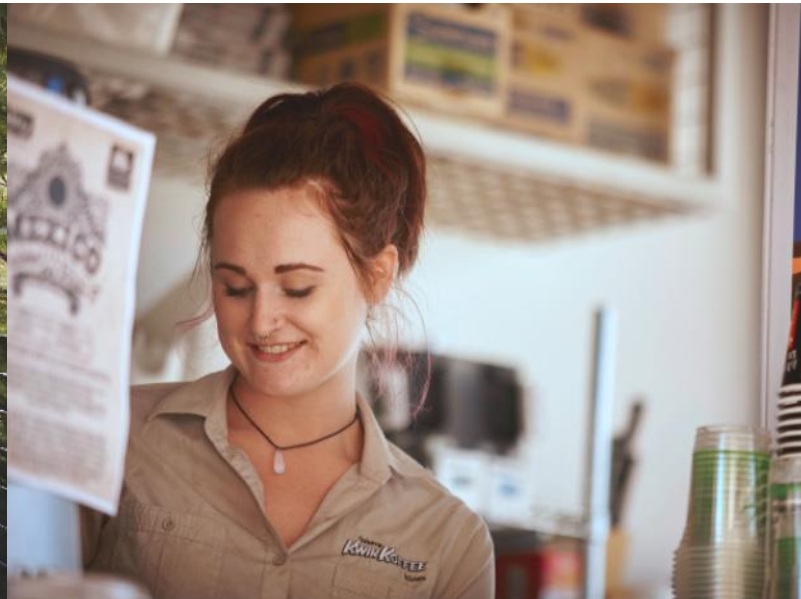


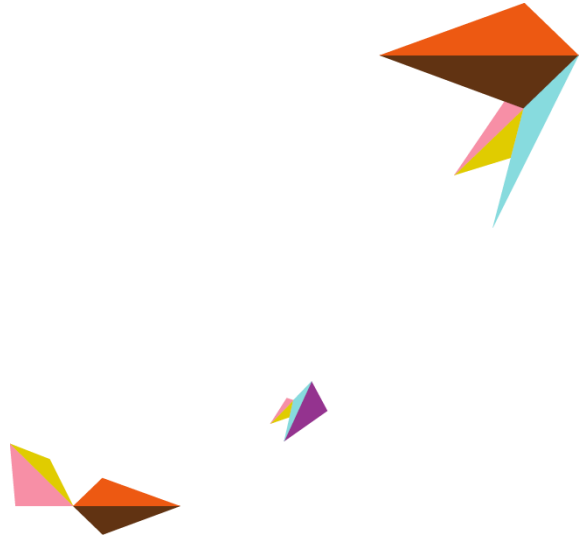
BBQ Facility



Coffee kiosk







Thank you

CONTACT DETAILS

Please do not hesitate to contact us should you have any questions regarding this proposal, or wish to conduct a site inspection.

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