

12 CREEK STREET
BRISBANE CITY

BLUE TOWER

OPPORTUNITY COMES OUT OF THE BLUE

Thinking ahead is all about anticipating what's on the horizon and beyond. Cities are constantly undergoing change, being reshaped and transformed. But sometimes the best places just keep getting better. Good becomes great. Great becomes extraordinary.

Blue Tower, perfectly positioned overlooking the iconic fig trees on Eagle Street, is enhancing both its workplace experience and cutting-edge sustainability, to offer you pride of place within Brisbane's finest business environment.





REDESIGN, RESHAPE, REGENERATE.

Progress demands change, but there are smarter ways to reshape the future than demolishing the past. Capitalising on strengths, adapting and modernising existing buildings to remain cutting edge for the next 50 years is smart sustainability, because the most sustainable thing you can do is recycle and repurpose something that has lasting quality.

Blue Tower and its seven floors of contiguous, premium A-grade workspace coming available for lease, are undergoing a remarkable future forward transformation, creating an exceptional opportunity for a modern, forward-thinking company to inhabit an ESG-eloquent workplace, without having to rebuild from scratch.

THIS IS HOW TO MAKE AN ENTRANCE

Blue Tower's entry experience is being completely remodelled to integrate seamlessly with the Eagle Street precinct. The spectacularly reimagined lobby, designed by renowned Brisbane-based Cavill Architects will incorporate soaring eight-metre-high ceilings and floor-to-ceiling glass, flooding the space with natural light.

This transformed light, bright and inviting space will welcome occupants and visitors alike, creating a magnificent space to transition, meet, greet and relax in. Banks of destination-controlled, high-speed elevators will provide access to the office spaces above.



Blue Tower has been a key icon of business within Brisbane's Golden Triangle since 1984 and is undergoing a sustainable transformation to deliver a visionary new approach to the way we work, well into the future.



THE BEST OF THE BEST

- 32 levels of A-grade office
- 38,339m² of office space
- 7,000m² of opportunity across seven levels
- \$16.8 million CapEx in the last five years
- Approx. 1,000m² floorplates

PRACTICALLY PERFECT

- Green commute and workout friendly
- Hotel-style upgraded end-of-trip facilities
- Excellent transport links
- Five-minute walk to buses, train and ferry
- 151 bike storage racks
- 256 storage lockers
- 266 car parking bays
- Easy access to freeway via Eagle and Alice Streets

POSITIONED FOR GREATNESS

- On Eagle Street in the heart of the Golden Triangle
- Within the vibrant Eagle Street precinct
- Restaurants, bars, cafes and gyms
- Brisbane City Botanic Gardens nearby
- \$14bn of surrounding infrastructure investment including Waterfront Brisbane, Cross River Rail, Queens Wharf and the Kangaroo Point Green Bridge to Brisbane CBD

IMPECCABLE SUSTAINABILITY CREDENTIALS

- Excellent ESG credentials
- 5-star NABERS energy rating
- 4.5-star NABERS water rating





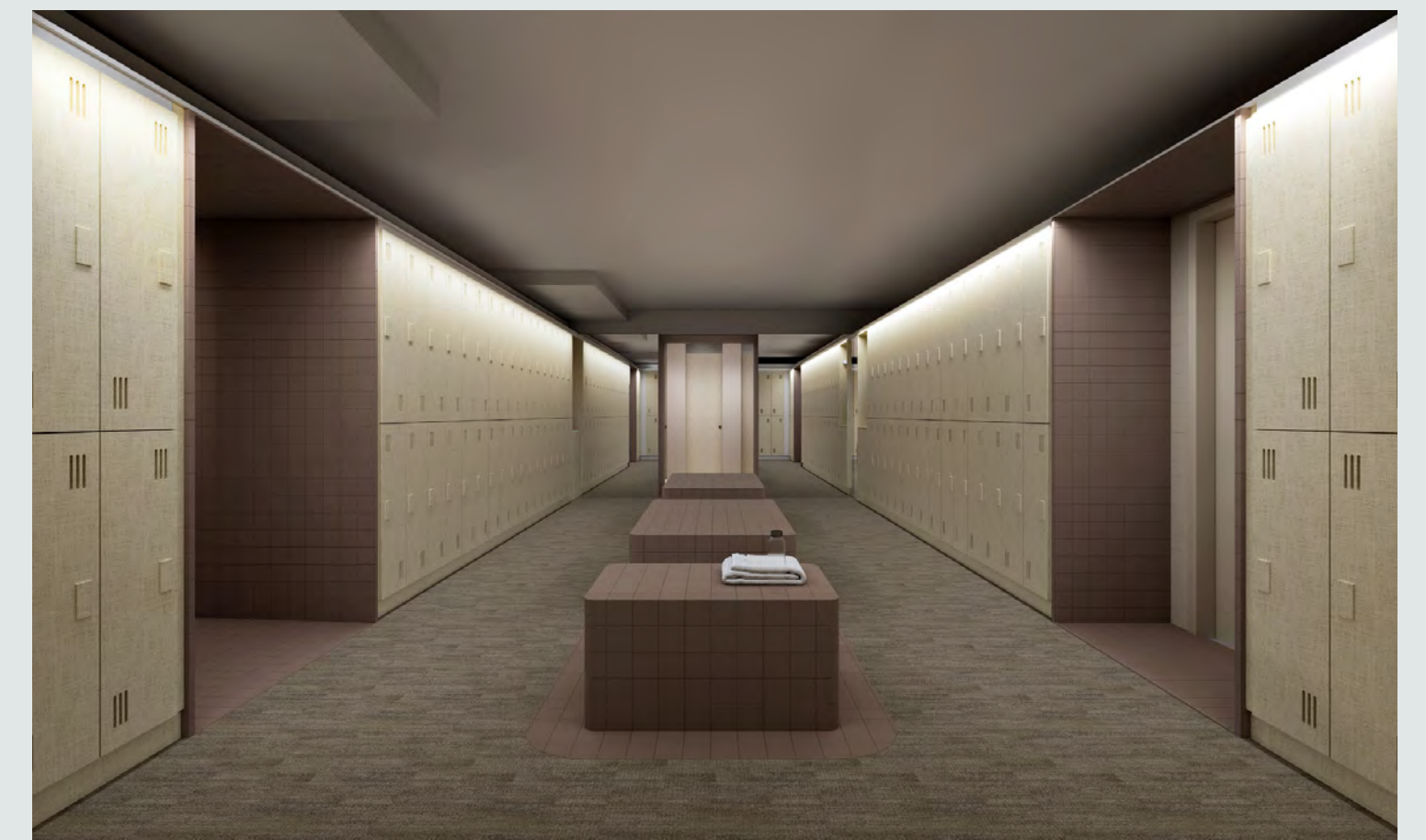
↑
THE COMPLETELY TRANSFORMED CLUB-STYLE
END-OF-TRIP FACILITIES ENCOURAGES AND
PROMOTES WORKPLACE WELLBEING.


ARTIST IMPRESSION
OF THE WOMEN'S EOT

BUILDING WELLBEING INTO EVERY DAY

As part of the transformation being delivered by Marquette Properties, the EOT is being doubled in size to deliver first class amenity to the building occupants. Club-style end of trip facilities promote healthy commuting and open up a greater range of lunchtime exercise and activity, supporting improved physical and mental health.

- 151 Secure bicycle spaces
- 256 Secure lockers
- 18 Showers





ALL THE BENEFITS OF THE GOLDEN TRIANGLE

Blue Tower, overlooking the iconic fig trees on Eagle Street, has always served as the preferred position of power for companies serious about making their presence felt within Brisbane's corporate community.

Located in the CBD's premier Golden Triangle and surrounded by Brisbane's finest amenity and infrastructure, Blue Tower delivers every advantage that an outstanding business expects.

EASY IN, EASY OUT.

From a connectivity perspective, Blue Tower is right where you want it to be. With a generous allocation of car parking on site and the freeway just moments away via Eagle and Alice Streets, team members will love the convenience of being able to get into and out of work easily. Central Station, along with your nearest ferry stop, is a five-minute walk away and there are countless bus routes just moments away.





HEALTH & LEISURE

- 01. Goodlife Health Club
- 02. F45 Training
- 03. Anytime Fitness
- 04. Stretch Yoga Studio
- 05. Studio Pilates
- 06. City Reach Boardwalk

RETAIL & CONVENIENCE

- 07. MacArthur Central Shopping Centre
- 08. Queen Street Mall
- 09. The Myer Centre
- 10. Wintergarden
- 11. QueensPlaza

ACCOMMODATION

- 12. The Westin Brisbane
- 13. Hilton Brisbane
- 14. Oaks Brisbane on Felix
- 15. Stamford Plaza Brisbane
- 16. The Sebel Brisbane
- 17. Oaks Brisbane on Charlotte
- 18. W Brisbane

FOOD & DINING

- 19. Mr. Claude
- 20. Corbett & Claude
- 21. Comuna Cantina
- 22. Riverbar & Kitchen
- 23. Madame Wu
- 24. Stock Exchange Hotel
- 25. Friday's Riverside
- 26. Malt Dining
- 27. Tillerman
- 28. The Gresham
- 29. Dr Gimlette
- 30. Babylon
- 31. Walter's Steakhouse
- 32. Leonards Bar & Bistro
- 33. Riverside Centre Food Court
- 34. Post Office Square Food Court

FROM A LIFESTYLE PERSPECTIVE, EVERYTHING JUST WORKS

The Golden Triangle is the bustling, multicultural, contemporary heart of Brisbane, with countless stylish cafes and eateries designed to take advantage of the year-round sunny weather, mild winters and laid-back city lifestyle offering everything from indulgent fine dining to grab-and-go lunches.





↑ TAKE REFUGE WITHIN THE GRESHAM'S COMFORTABLE, QUIET SURROUNDS DURING THE DAY FOR A LITTLE REMOTE WORKING, A SCRUMPTIOUS COFFEE AND A TOASTIE, OR RETURN LATER ON WITH THE TEAM FOR AN AFTER-WORK DRINK.

THE
GRESHAM
BAR

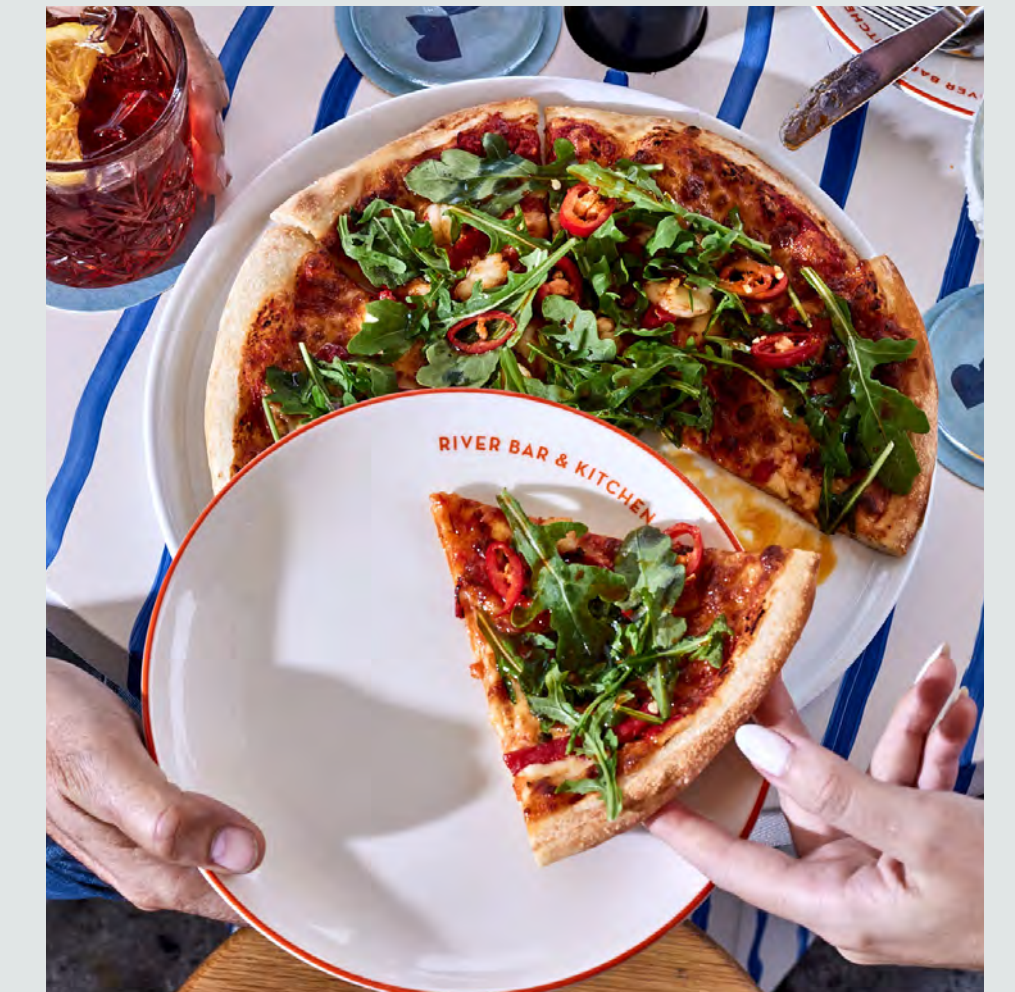
↓ LOCAL COMUNA CANTINA IS A VIBRANT LATIN-STREET-FOOD-INSPIRED RESTAURANT PERFECT FOR TEAM LUNCHEES AND AFTER WORK DRINKS. THE FRESH MENU OF DELICIOUS, SPEEDY FOOD IS DESIGNED TO BE SHARED AND PAIRED WITH ONE OF MANY AMAZING COCKTAILS.

COMUNA
CANTINA



↓ RIVERBAR IS A RELAXED ALL-DAY RIVERSIDE DESTINATION. ARRIVE EARLY FOR A FRESH SEASONAL BREAKFAST AND COFFEE BY SYDNEY'S SINGLE ORIGIN ROASTERS. TAKE IN THE VIEWS AND MAKE THE MOST OF LUNCH, DRINKS OR DINNER UNDER THE YELLOW UMBRELLAS, WITH MENUS THAT ADAPT WITH THE SEASONS.

RIVERBAR
& KITCHEN





↓
MAKE AN UNFORGETTABLE IMPRESSION BY TAKING CLIENTS TO MALT DINING. WITH FLEXIBLE À LA CARTE DINING THAT SHOWCASES LOCAL PRODUCERS THIS WONDERFUL VENUE IS A STAPLE WITH INNER-CITY WORKERS AND LOVERS OF FINE FOOD AND WINE.



ALL IN GOOD TASTE

With a delectable selection of riverfront precinct restaurants like Madame Wu, Riverbar, Tillerman, Opa, Comuna Cantina, Corbette & Claude and Walter's Steakhouse, the Golden Triangle has everything you need to dine impeccably, impress clients, network, or celebrate your team or a special occasion.

madame wu

WALTER'S
STEAKHOUSE

TILLERMAN

Opa
Bar + Mezze



THE GOLDEN TRIANGLE IS TRANSFORMING

Brisbane is rapidly evolving to become Australia's most liveable new world city. In the run up to the Olympics, the city will benefit from dramatic improvements to connectivity, accessibility and lifestyle amenity. Blue Tower is perfectly placed to benefit from over \$14 billion of surrounding infrastructure investment, positioning you right at the heart of this remarkable transformation.



KANGAROO POINT GREEN BRIDGE

Just 500m from Blue Tower, the Kangaroo Point Green Bridge will provide a direct link between Kangaroo Point, the eastern suburbs and the CBD. The bridge delivers a convenient river crossing, making it easy to walk and ride from the corner of Alice and Edward Streets in the CBD to Scott Street at Kangaroo Point.

CROSS RIVER RAIL

Set for completion in 2025, Cross River Rail will be a new 10-kilometre rail line from Dutton Park to Bowen Hills which will incorporate a new six-station route via the Brisbane CBD. The \$5.4 billion Cross River Rail is set to deliver an extra 18,000 seats on Brisbane trains, take 14,000 drivers off the roads and cut travel times for passengers. The project will deliver four new underground stations in the city, including Albert Street Station less than 500 metres from Blue Tower.

A TRANSFORMED EAGLE STREET WATERFRONT PRECINCT

The redevelopment of the \$2.1 billion Eagle Street waterfront precinct has commenced with the first new mixed-use tower envisioned to be delivered in 2026.

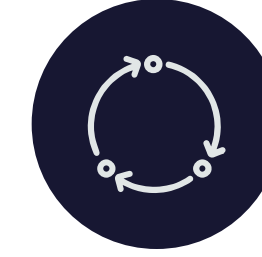
Waterfront Brisbane is set to deliver a global-standard business and tourist destination that maximises its prime riverside location with enhanced open spaces, superb amenity and a revitalised premier waterfront dining hub.

The master plan of the Waterfront Brisbane Precinct includes a vibrant active retail area and approximately 9,000 square metres of revitalised public realm including a new section of City Reach Riverwalk.

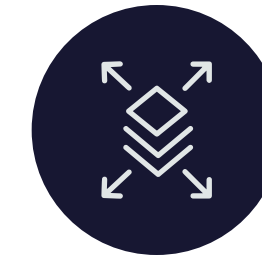




RE-USE

END TO END LIFE
CYCLE

RECYCLED CONTENT

FLEXIBLE /
RELOCATABLELOW EMBODIED
ENERGY

NATURAL CONTENT



OUR ESG COMMITMENT

At Marquette, we believe that environmental, social and governance (ESG) factors form an integral part of the management process of our property assets. As such, Marquette has an organisation-wide sustainability governance framework that provides discipline and focus for our efforts and activities on the matters most important to us and our stakeholders.

At the core of this framework are three sustainability imperatives where the impact of our work is greatest: sustainable economic growth, vibrant and resilient communities and cities and healthier people and planet. We acknowledge that achieving safety and sustainability outcomes will deliver long-term value for our investors and investment partners, the environment, and our communities, and we utilise this framework in defining our approach to responsible property investment. We are committed to creating value for all stakeholders in everything we do by delivering positive economic and environmental outcomes whilst operating in an environment that maintains the health and wellbeing of our employees, tenants, customers, and communities.

We commit to the following actions:

1. Formally evaluate the impacts and risks of ESG issues in our investment and management decision making;
2. Develop and implement sustainability strategies for each of our funds that are guided by Marquette Investment Managers' operating principles and key sustainability focus areas;
3. Measure and report on ESG criteria;
4. Use green rating tools and labels, where they exist, to benchmark and disclose the ESG performance of our Properties; and
5. Collaborate with industry bodies, government agencies and stakeholders on tools, labels and incentives which promote sustainable ESG performance in the property and investment industries.

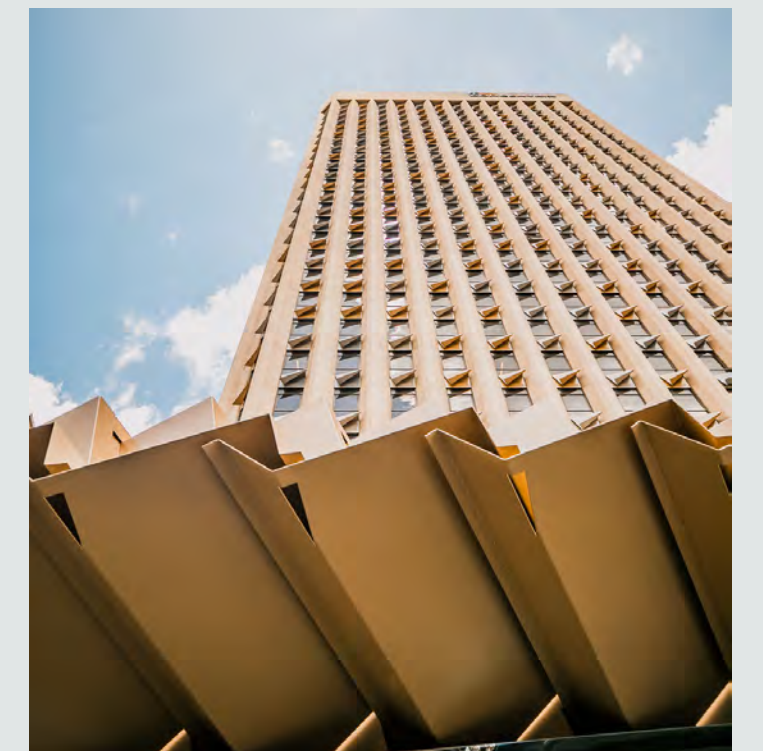


THINK BEYOND BUSINESS

At Marquette Properties, our philosophy can be summed up in three words: make it better.

This philosophy is proactively put into practice daily through a dedication to improving the functionality, appearance, performance and experience of our assets.

←
MARQUETTE PROPERTIES ACQUIRES QUALITY PROPERTIES TO IMPROVE, ADD-VALUE AND GENERATE ABOVE MARKET RETURNS FOR OUR INVESTORS. GOLD TOWER AT 10 EAGLE STREET IS JUST ONE OF OUR PREMIER INVESTMENTS.



ABOUT THE LANDLORD

MARQUETTE PROPERTIES

Marquette was established in 2009 and is a Brisbane-based specialist property investment manager. Marquette buys and manages office and retail property assets with a view to adding value, and improving assets, for its tenants and investors.

Marquette has built a reputation for well-executed value-add asset plans that enhance properties in the short, medium and long term. It currently manages over \$1.2 billion worth of real estate assets in South East Queensland and Sydney. Marquette intends to upgrade Blue Tower at 12 Creek Street within the Financial Year 2022/2023 including doubling the size of the end-of-trip facilities and refurbishing the main lobby.

ABOUT THE BUILDING MANAGEMENT

KNIGHT FRANK AUSTRALIA

Knight Frank Australia achieves exceptional results for its clients through a combination of expertise, innovation and a personalised approach. Their culture of high performance and genuine passion allows them to strike the right balance which makes all the difference.

Knight Frank Australia knows property. With a proven track record established over 125 years, it is part of a global powerhouse sharing the resources, knowledge and insights of a company spanning 384 offices and more than 16,000 employees. As the world's largest privately owned property consultancy, it has the distinct advantage of taking a longer-term approach and investing in their client relationships versus being driven by the bottom line.

12 CREEK STREET
BRISBANE CITY

CBRE

ANDY MCPHAIL
+61 418 886 409
ANDREW.MCPHAIL@CBRE.COM

CHRIS BUTTERS
+61 421 677 059
CHRIS.BUTTERS@CBRE.COM



JAMIE NASON
+61 434 186 721
JAMIE.NASON@AU.KNIGHTFRANK.COM

LIAM JURD
+61 467 447 190
LIAM.JURD@AU.KNIGHTFRANK.COM

BLUE TOWER