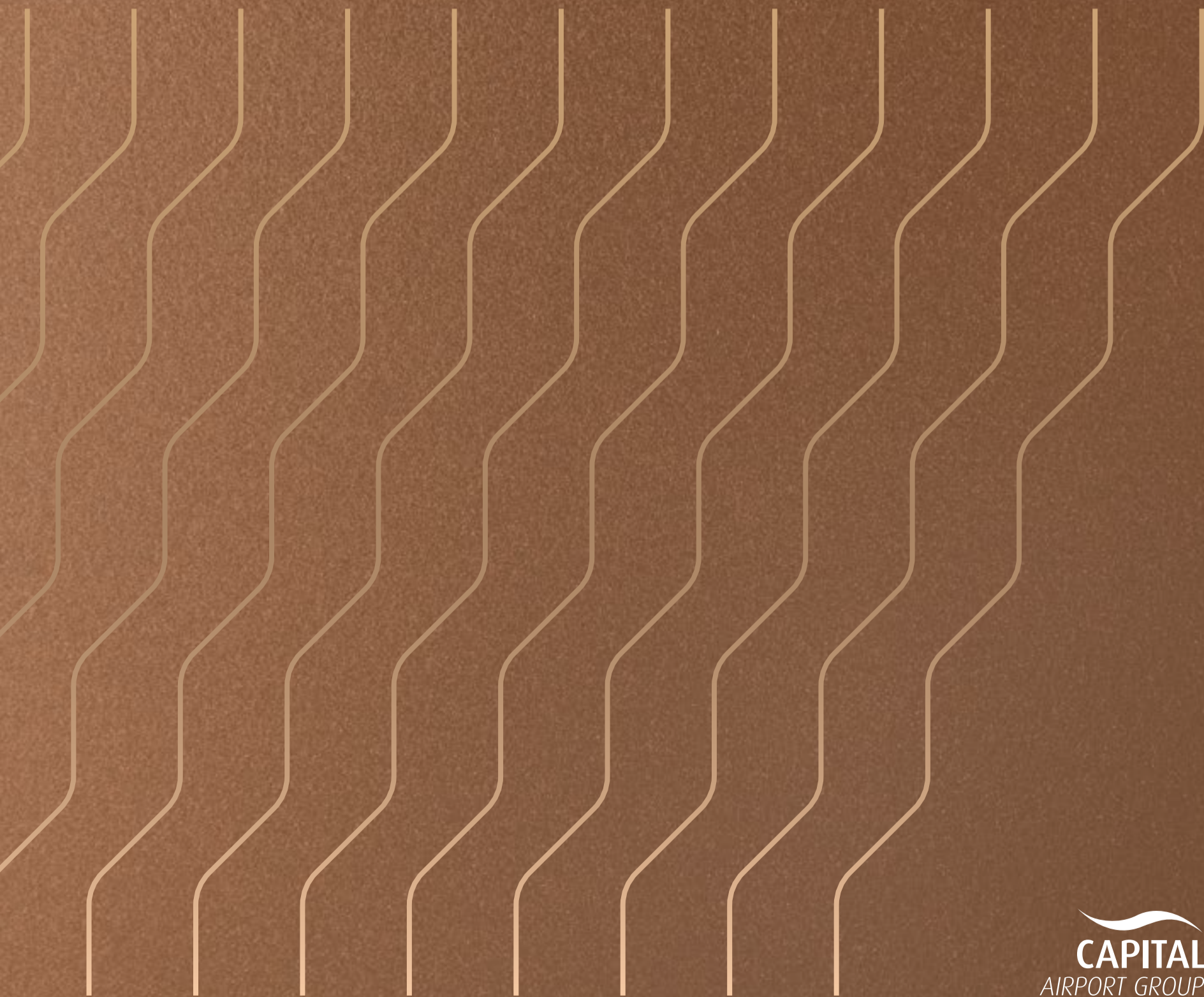


9 MOLONGLO DRIVE LEASING PROSPECTUS







Artist impression, indicative only and subject to change.

9 Molonglo Drive is the product of considered design and promises to be a landmark building located in Brindabella Business Park.

The collaboration between Capital Airport Group and AMC Architecture offers a unique opportunity to secure Canberra's next premium business address. 9 Molonglo Drive is positioned within walking distance of all amenities available across Brindabella Business Park. The location also facilitates the opportunity for occupants to bump into clients and collaborators who are co-located within Brindabella Business Park.



BUILDING SIZE
19,158m²



CARBON NEUTRAL
IN OPERATION



LOCATED WITHIN
BRINDABELLA
BUSINESS PARK

FYSHWICK

9 MOLONGLO

BRINDABELLA BUSINESS PARK

PARLIAMENT HOUSE



BRINDABELLA BUSINESS PARK PRECINCT

● 9 MOLONGLO DRIVE

● BUILDINGS

● CONFERENCE MEETING FACILITIES

☕ PLACES TO EAT

● RETAIL AND SERVICES

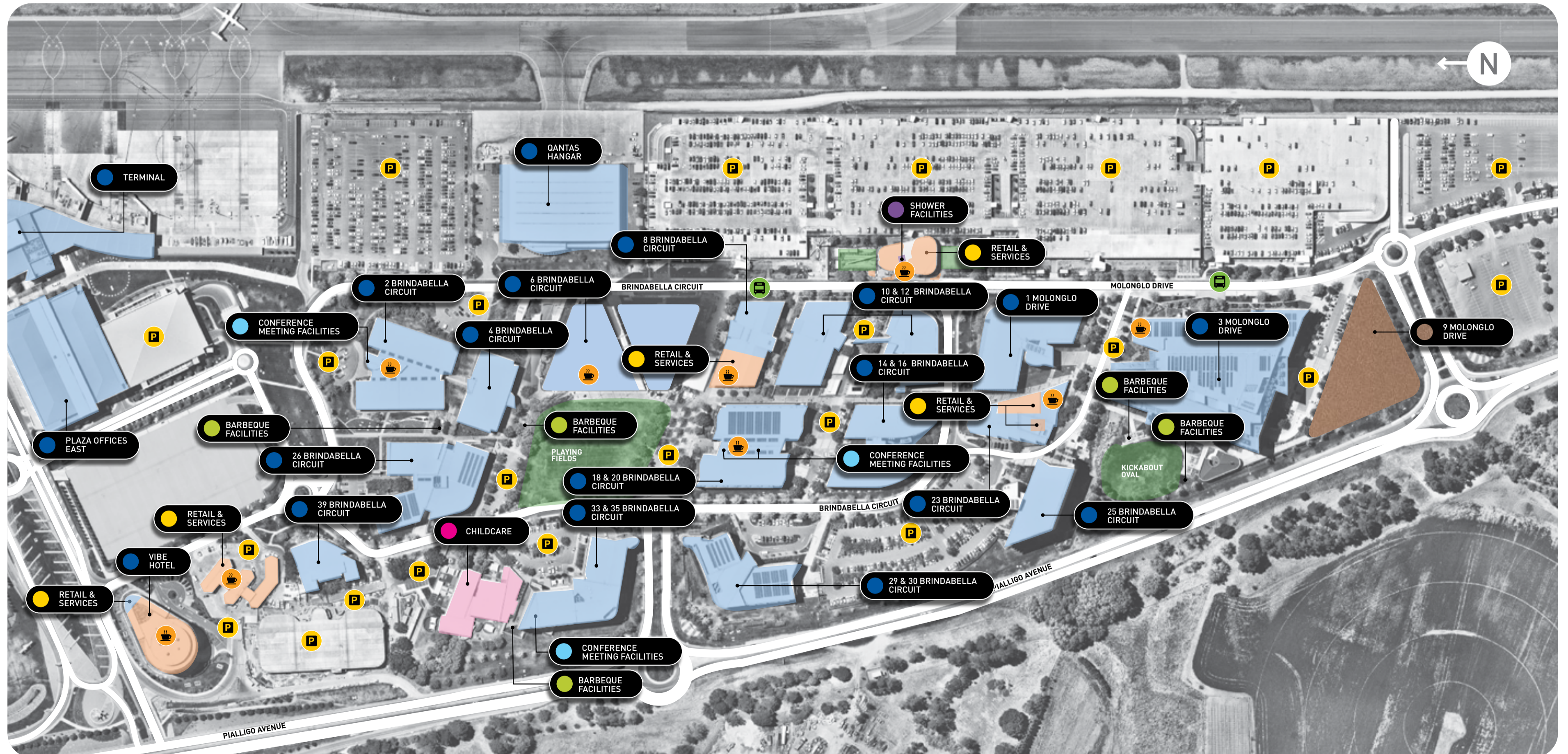
● SHOWER FACILITIES

P PARKING

● CHILDCARE

● BARBEQUE FACILITIES

🚌 BUS STOPS





Artist impression, indicative only and subject to change.

ATRIUM

As soon as you enter the building, the eye is drawn upwards by the soaring central atrium, filling every level with natural light.

The building has six passenger lifts while the glazed communication stair is situated off the atrium of the floor plate. The communication stair connects all levels, providing vertical connectivity and activation.



DEDICATED END-OF-TRIP FACILITIES IN BASEMENT



BICYCLE STORE IN BASEMENT



EV CHARGING STATIONS



DEDICATED GOODS LIFT



66 BASEMENT PARKING BAYS



Artist impression, indicative only and subject to change.

INNOVATION

9 Molonglo Drive will deliver a unique and considered building leading the way in environmental sustainability as well as design.



LICENSE PLATE RECOGNITION



100% ELECTRIC BUILDING



CARBON NEUTRAL IN OPERATION



99KW PV SYSTEM



5.5 STAR NABERS*

*Targeting.



SOCIAL HUB

9 Molonglo Drive is located within Brindabella Business Park. This social hub offers a space to create, collaborate and network.

-  **30+ CAFES AND DINING OPTIONS ACROSS THE PRECINCT**
-  **90+ OUTLETS, RETAIL, AND SERVICES AROUND CANBERRA AIRPORT**
-  **289 CHILDCARE PLACES**
-  **REGULAR MARKETS, SOCIAL FUNCTIONS, AND POP UP EVENTS**
-  **SPORTING FACILITIES**



Artist impression, indicative only and subject to change.

AMENITY

The Airport Precincts have been designed with a focus on delivering a high level of amenity anchored by both architectural and sustainable design. Indoor and outdoor spaces are seamlessly merged to create a sense of community, redefining the concept of work-life balance.



**12,000+ PRECINCT
PARKING BAYS**



**10 MEETING ROOM
FACILITIES**



191 ROOM HOTEL



**MEDICAL
CENTRE**

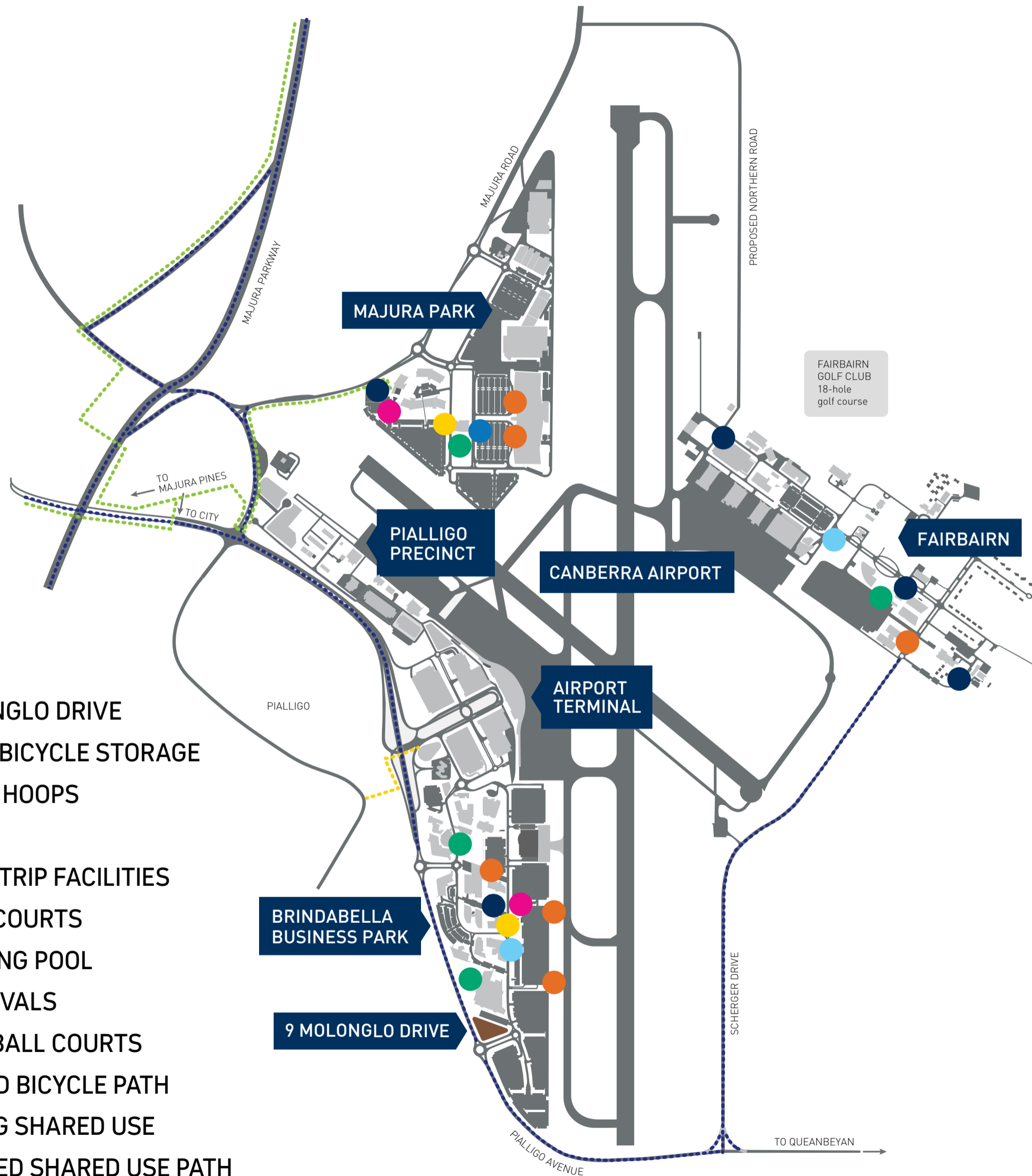


**BANKING
FACILITIES**



**WALKING DISTANCE
TO THE TERMINAL**

-  9 MOLONGLO DRIVE
-  SECURE BICYCLE STORAGE
-  BICYCLE HOOPS
-  GYMS
-  END-OF-TRIP FACILITIES
-  TENNIS COURTS
-  SWIMMING POOL
-  SPORT OVALS
-  VOLLEYBALL COURTS
-  ON-ROAD BICYCLE PATH
-  EXISTING SHARED USE
-  PROPOSED SHARED USE PATH



ACTIVE LIVING

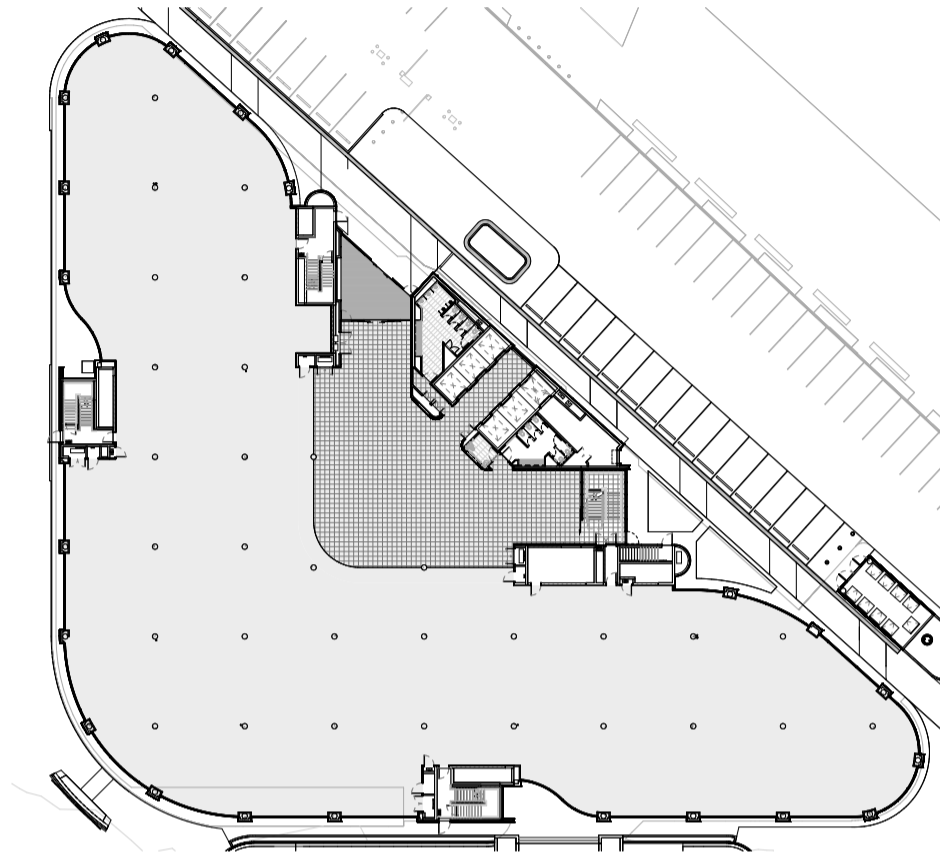
The end-of-trip facilities in 9 Molonglo Drive will set a new benchmark for amenity.

Across the Airport Precincts there is an array of facilities available to support an active lifestyle. This includes a brand-new precinct dedicated facility which has an integrated café, showers, lockers and towel service. In addition to end-of-trip facilities, within 9 Molonglo Drive.

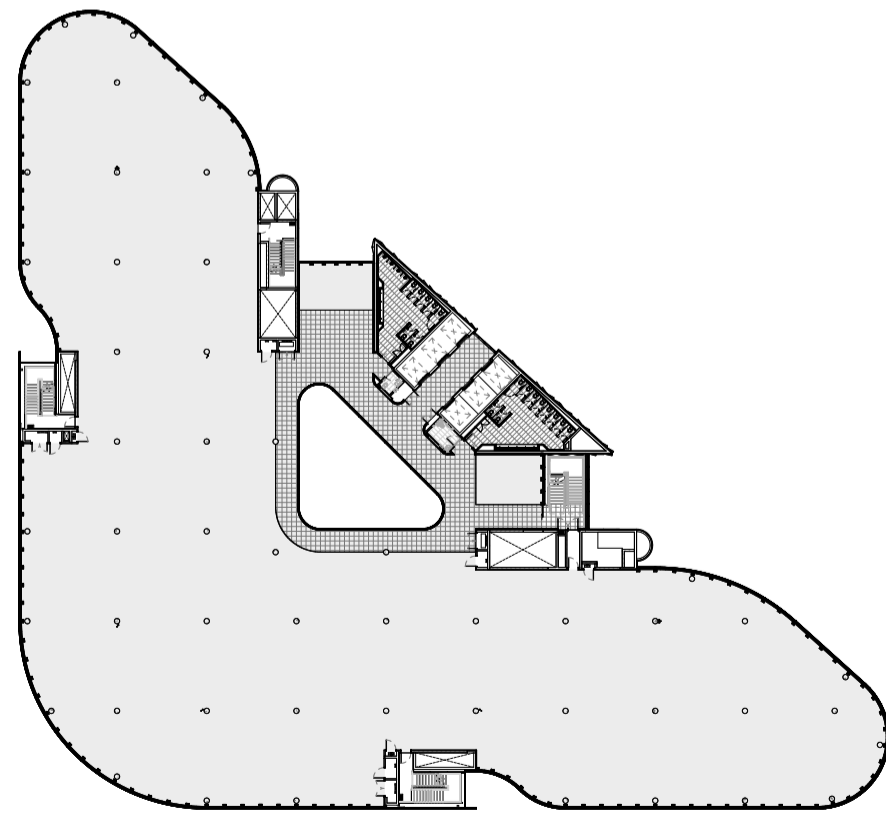
Brindabella Business Park has a comprehensive bicycle lane system which has been integrated into bicycle paths which weave across Canberra. The popularity of cycling amongst occupiers has prompted secure bicycle storage with repair stations, incorporated into the design of 9 Molonglo Drive.

-  SECURE BICYCLE FACILITIES
-  PREMIUM END-OF-TRIP FACILITIES
-  GYM AND WELLNESS CENTRE
-  SWIMMING POOL
-  PLAYING FIELDS
-  TENNIS COURTS
-  TABLE TENNIS
-  BASKETBALL COURT
-  VOLLEYBALL COURT
-  SPORTING EVENTS

Ground floor plan



Typical floor plan



Floor plans are indicative and are subject to change.

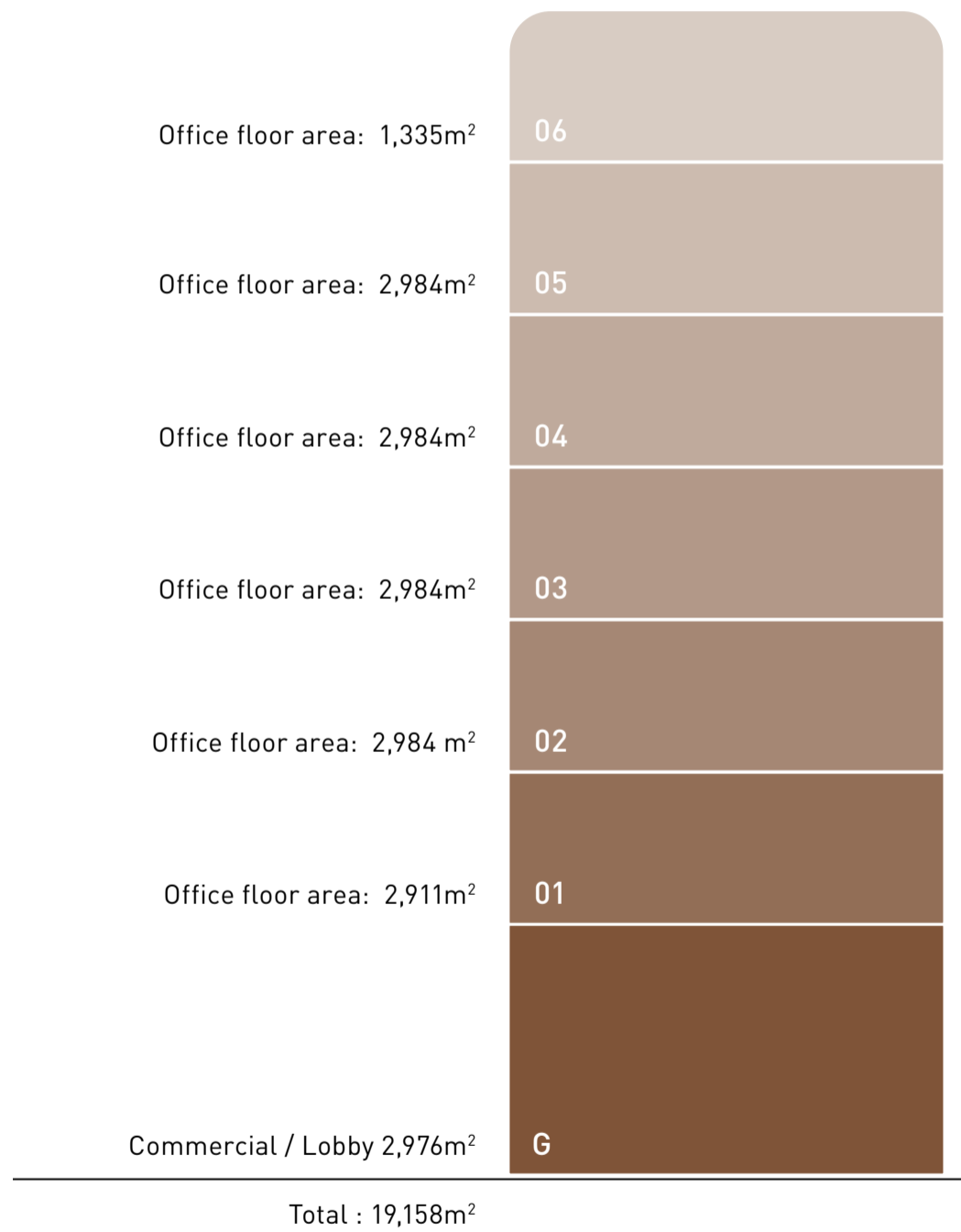
FLEXIBLE SPACES

At 9 Molonglo Drive, the accent is on flexibility.

Occupy an entire building, multiple floors or just part of one floor. The floor plans average approximately 3,000sqm and will provide versatile and sustainable workplace solutions based on industry leading design principles.

- The building has the ability to support activated hub spaces and bump zones all designed around a central atrium.
- Communication stairs off the atrium creates a strong versatile connection between levels to compliment the horizontal connection through the floor plans.
- The building grid allows for the efficient layout of open plan work spaces with a centralised area for built zone.
- With the extent of glazing the floors will have access to great natural light.
- The floor plans are efficient maximising usable space while reducing circulation space and allowing freedom of design for a modern agile workplace.

STACKING PLANS



HERE TO HELP

Property management

Capital Airport Group is recognised for its absolute commitment to tenant service. Offering onsite, personal in-house property management is a significant advantage to our tenants, which ensures quick and high-quality service and delivers 24-hour access to property operation professionals across a wide range of disciplines including mechanical, hydraulic, and electrical services. Outstanding facilities management doesn't stop at the office door. It extends to the grounds and car parks. In addition to dedicated caretakers patrolling the precincts to ensure the gardens, buildings and surrounds are maintained to a level of excellence, each tenant has a dedicated Property and Tenant Coordinator to keep their office up to date with building activities and information.

One developer, one landlord, one manager

We offer the ability to deal with the same team throughout the delivery and operations phase. This is a unique arrangement, and we guarantee it will result in a superior quality and service to alternate landlords, who in some circumstances, do not have a whole-business focus to outsource their property management to third-party providers.

A key differentiation to other landlords is the unprecedented level of customer service we provide to all our tenants.

 **24-HOUR ACCESS TO PROPERTY OPERATIONS**

 **DEDICATED CARETAKER PATROLS**

 **ONSITE MANAGEMENT**



PARTNERSHIP



The team behind the Canberra Airport precinct, Denman Prospect and Constitution Place is passionate about Canberra and continuing to make it Australia's most vibrant, liveable city. The Group had its origins in commercial office development, and over the past 25 years, has developed over 380,000m² of A-Grade office space across Canberra. The opportunity at 9 Molonglo Drive harnesses this long-standing experience, with award-winning precinct design skills and a commitment to excellence honed at Canberra Airport over the past 25 years.



AMC is a Canberra-based architectural and interior design practice delivering high quality design services for clients locally, nationally and internationally. Founding Directors Alastair MacCallum and David Cook established the company with the specific aim of providing a more personalised, higher level of service to clients and this remains core to the business. Since 2000, AMC has enjoyed continued success and growth with a team of 30+ professional staff delivering a broad range of projects in the Canberra region and for Commonwealth clients throughout Australia and overseas. Our guiding principle of achieving a balance between innovative design and the commercial imperative, underpinned by skillful management and a practical approach remains the cornerstone of AMC's success.

AMC aspires to create enduring buildings and interior environments for our clients through our absolute commitment to innovative design underpinned by our ability to listen, decades of experience across a broad range of building typologies and a practical mindset.

AMC's Directors pride themselves on being involved with every project in the practice – this is our guarantee to clients of our commitment to the highest quality of service and a successful outcome for their project.



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Disclaimer: Whilst all care has been taken for errors or omissions, details may be subject to change without notice. The content of this brochure was produced prior to finalisation of design and construction of 9 Molonglo Drive. The information contained in this brochure is preliminary and subject to change without notice. Any dimensions, areas shown are approximate and subject to survey completion. Prospective tenants are advised that they must rely on their own enquiries and should seek further information and obtain appropriate expert advice. Artwork, plans and images are indicative only, and are not to be relied upon as a definitive reference. Capital Airport Group Pty Ltd will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these documents.

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