

6 BRINDABELLA CIRCUIT
COMMERCIAL LEASING PROSPECTUS

A NEW GENERATION OF BUILDING



6 Brindabella Circuit is the product of considered design, and promises to be a landmark building located in the heart of Brindabella Business Park. The collaboration between Capital Airport Group and Bates Smart offers a unique opportunity to secure Canberra's next premium business address.

Anchored by the town square, 6 Brindabella Circuit is thoughtfully positioned within walking distance of all the amenities available across Brindabella Business Park.

The central location not only offers proximity to all the facilities available within the Precinct, it also facilitates the opportunity for occupants to bump into clients and collaborators who are co-located within Brindabella Business Park.

 **TWO BUILDINGS;**
SOUTH 10,545M²
NORTH 9,751M²

 **CARBON NEUTRAL**

 **IN THE HEART
OF BRINDABELLA
BUSINESS PARK**

 **A-GRADE**

 **98 BASEMENT
PARKING BAYS**

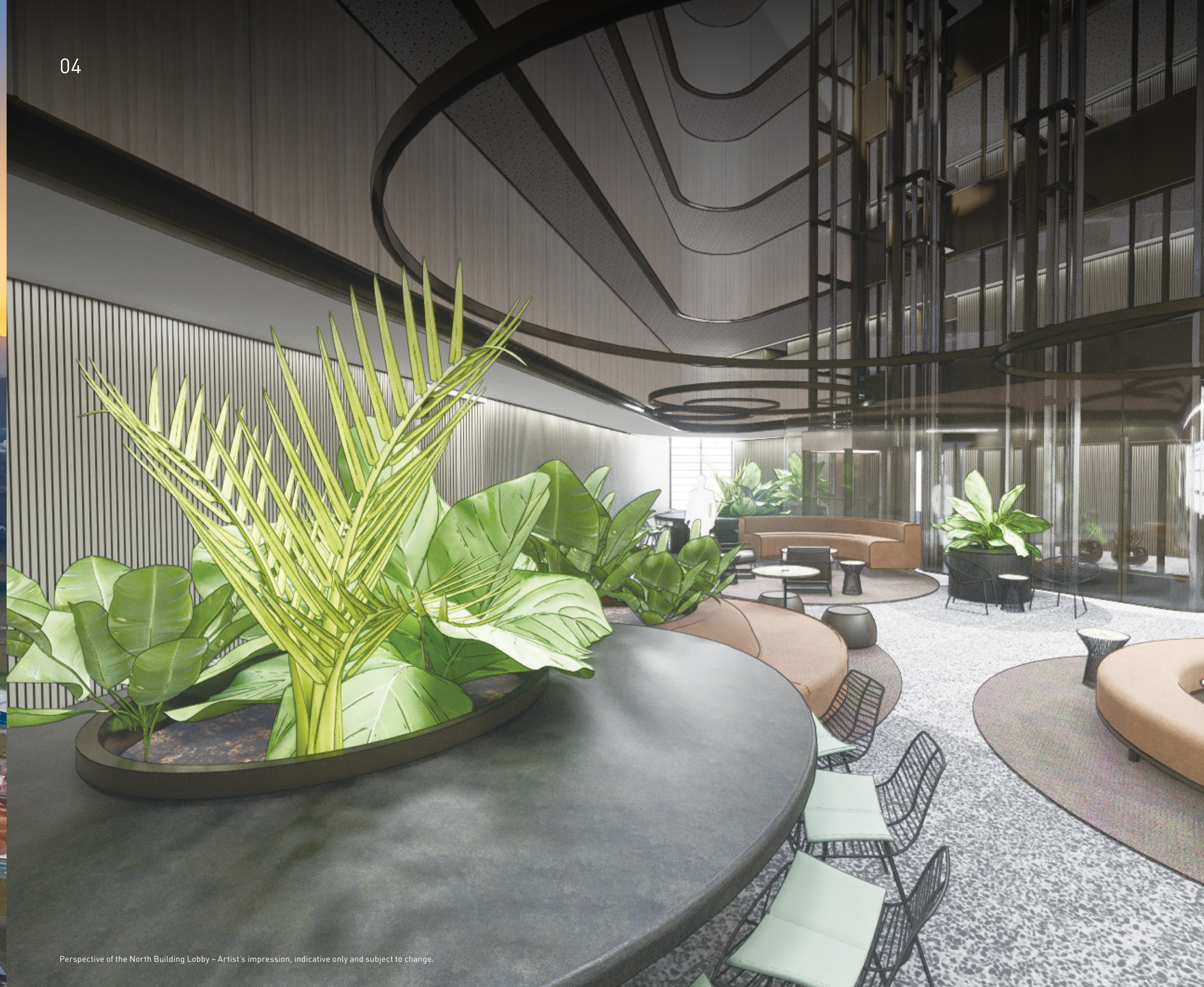


BRINDABELLA BUSINESS PARK PRECINCT



LEGEND	
6 BRINDABELLA CIRCUIT	BARBEQUE FACILITIES
BUILDINGS	PLACES TO EAT
RETAIL AND SERVICES	PARKING
CHILDCARE	BUS STOPS
CONFERENCE MEETING FACILITIES	


Map labels include: TERMINAL, QANTAS HANBAR, 2 BRINDABELLA CIRCUIT, 4 BRINDABELLA CIRCUIT, 8 BRINDABELLA CIRCUIT, 10 & 12 BRINDABELLA CIRCUIT, 1 MOLONGLO DRIVE, 3 MOLONGLO DRIVE, 14 & 16 BRINDABELLA CIRCUIT, 23 BRINDABELLA CIRCUIT, 25 BRINDABELLA CIRCUIT, 26 BRINDABELLA CIRCUIT, 28 BRINDABELLA CIRCUIT, 29 & 30 BRINDABELLA CIRCUIT, 33 & 35 BRINDABELLA CIRCUIT, 18 & 20 BRINDABELLA CIRCUIT, 39 BRINDABELLA CIRCUIT, VIBE HOTEL, CHILDCARE, CONFERENCE MEETING FACILITIES, BARBEQUE FACILITIES, RETAIL & SERVICES, PLAZA OFFICES EAST, PLAYING FIELDS, KICKABOUT OVAL, PHILLIPS AVENUE, and HOLONGLO DRIVE.





Perspective of the North Building Lobby - Artist's impression, indicative only and subject to change.

ATRIUM

In each building, the eye is drawn upwards by the soaring central atrium, filling every level with natural light. Each atrium has three glass passenger lifts while a glazed communication stair is situated between the two fingers of the floor plate. The communication stair connects all levels, providing vertical connectivity and activation. The cores of each building which sits to the side ensure views across the workspace through to the surrounding precinct.

-  DEDICATED END-OF-TRIP FACILITIES*

-  GLASS PASSENGER LIFTS

-  PREMIUM FINISHES

* LOCATED IN THE NORTH BUILDING



Artist's impression, indicative only and subject to change.

INNOVATION

6 Brindabella Circuit promises to be a new generation of building leading the way in environmental sustainability as well as design.

 LICENSE PLATE RECOGNITION

 100% ELECTRIC BUILDING

 WELL GOLD RATING

 CARBON NEUTRAL

 99kw PV SYSTEM

 5 STAR GREEN STAR*

 5 STAR NABERS ENERGY**

* AS BUILT CERTIFICATION FOR NORTH BUILDING ONLY

** MODELLED TO EXCEED 5 STAR NABERS ENERGY, CERTIFICATION 12 MONTHS FOLLOWING COMPLETION



SOCIAL HUB

6 Brindabella Circuit is anchored by a sunbathed landscaped plaza. This social hub offers a space to create, collaborate and mingle.



30+ CAFÉ AND DINING OPTIONS ACROSS THE PRECINCT



98 OUTLETS, RETAIL AND SERVICES AROUND CANBERRA AIRPORT



294 CHILDCARE PLACES



REGULAR MARKETS, SOCIAL FUNCTIONS, AND POP-UP EVENTS



SPORTING FACILITIES



Artist's 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.



14,000 PRECINCT
PARKING BAYS



10 MEETING ROOM
FACILITIES



191 ROOM,
4 ½ STAR HOTEL



MEDICAL CENTRE



BANKING FACILITIES



VIBRANT PRECINCT

- RETAIL TENANCY

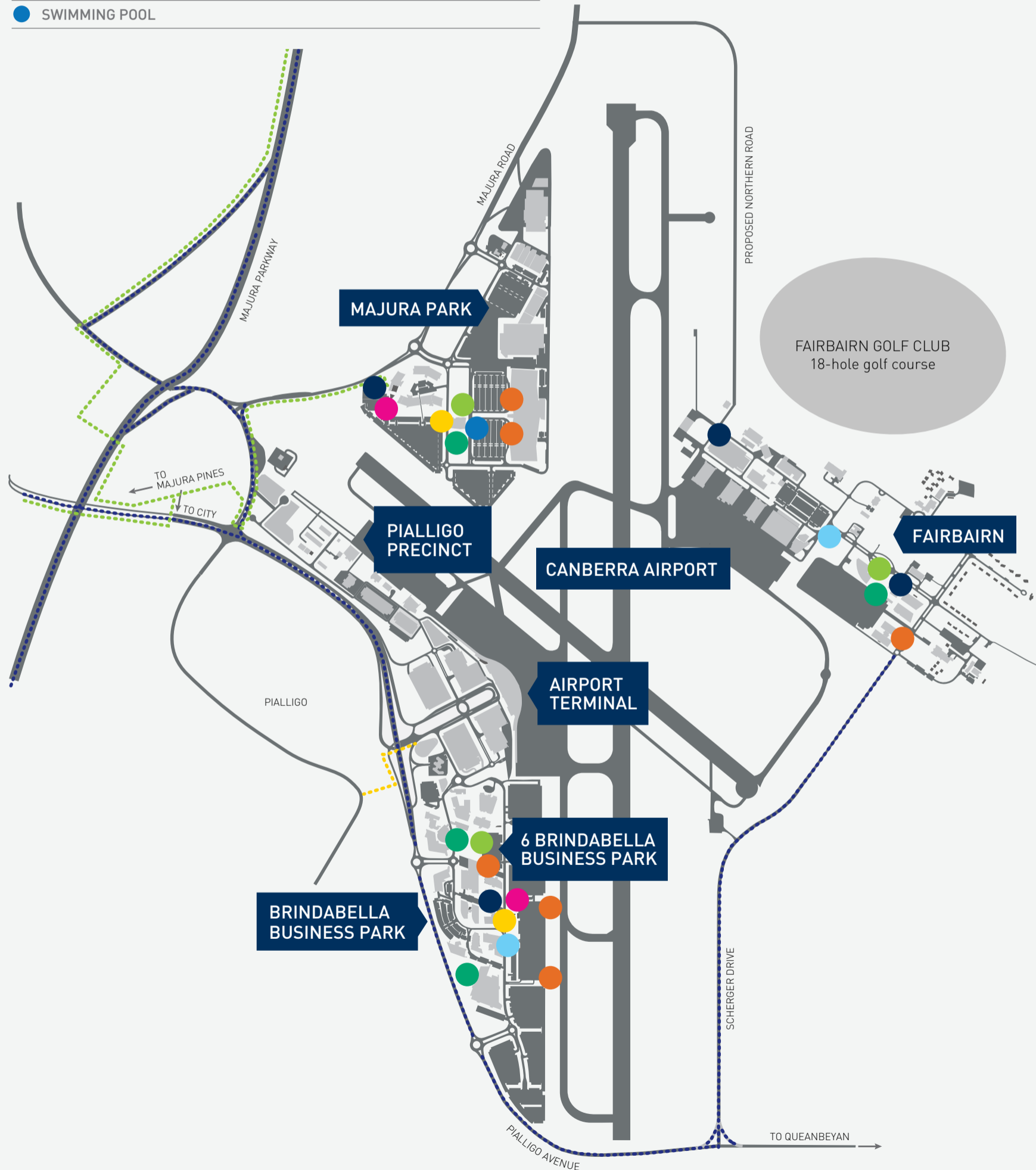
- COMMERCIAL TENANCY

- CORPORATE OFFICE LOBBY

- END-OF-TRIP FACILITIES

LEGEND

● SECURE BIKE STORAGE	● SPORT OVALS
● BIKE HOOPS	● VOLLEYBALL COURTS
● GYMS	● ON-ROAD BIKE PATH
● END-OF-TRIP FACILITIES	● EXISTING SHARED USE
● TENNIS COURTS	● PROPOSED SHARED USE PATH
● SWIMMING POOL	



ACTIVE LIVING

The end-of-trip facilities in 6 Brindabella Circuit 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 premium end-of-trip facilities, Brindabella Business Park has a comprehensive bike lane system which has been integrated into bike paths which weave across Canberra.

The popularity of cycling amongst occupiers has prompted secure bike storage with vending machines and repair stations, incorporated into the design of 6 Brindabella Circuit.

 NEW SECURE BIKE FACILITIES INCLUDING ON GROUND FLOOR

 PREMIUM END-OF-TRIP FACILITIES

 GYM & WELLNESS CENTRE

 SWIMMING POOL

 PLAYING FIELDS

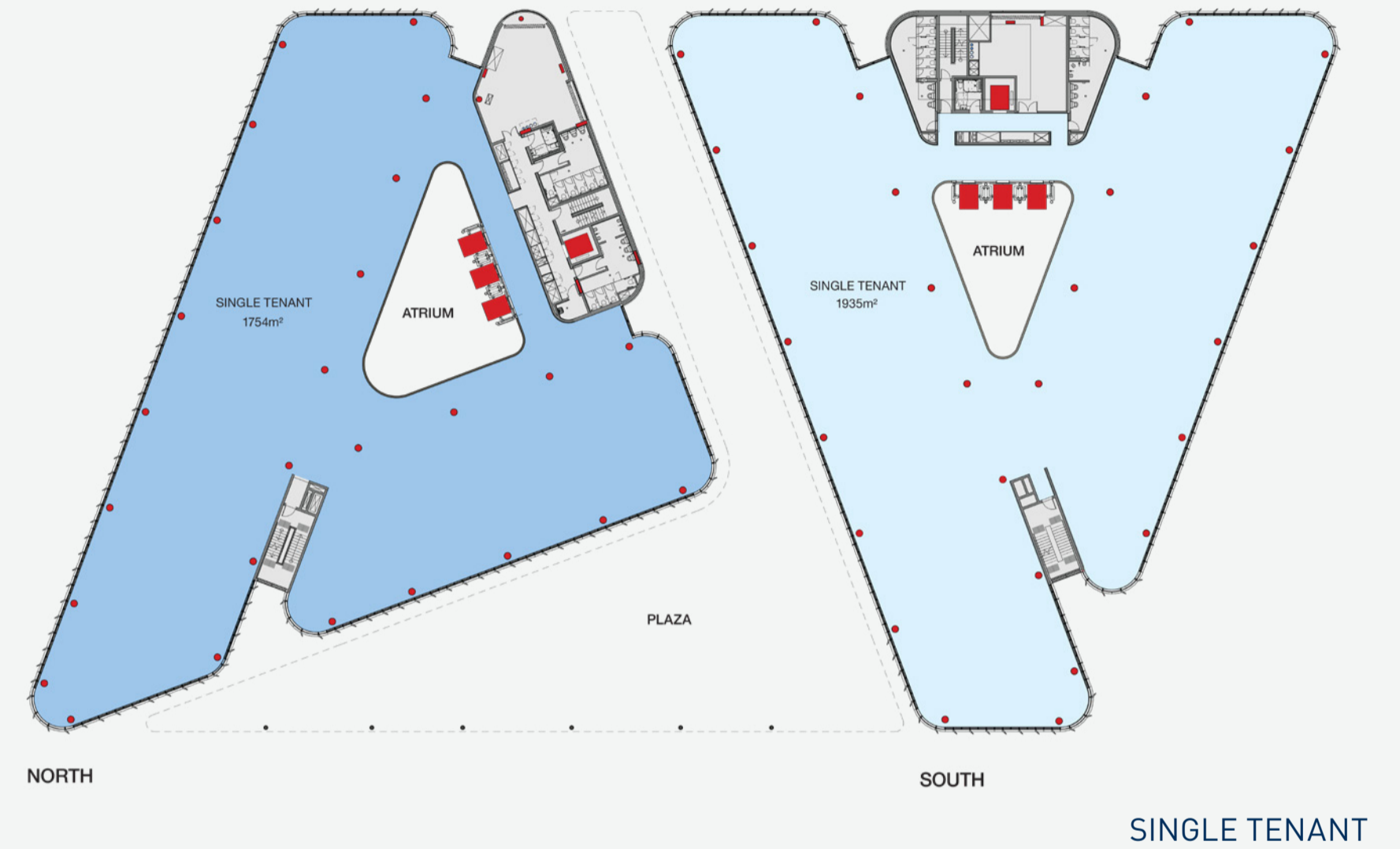
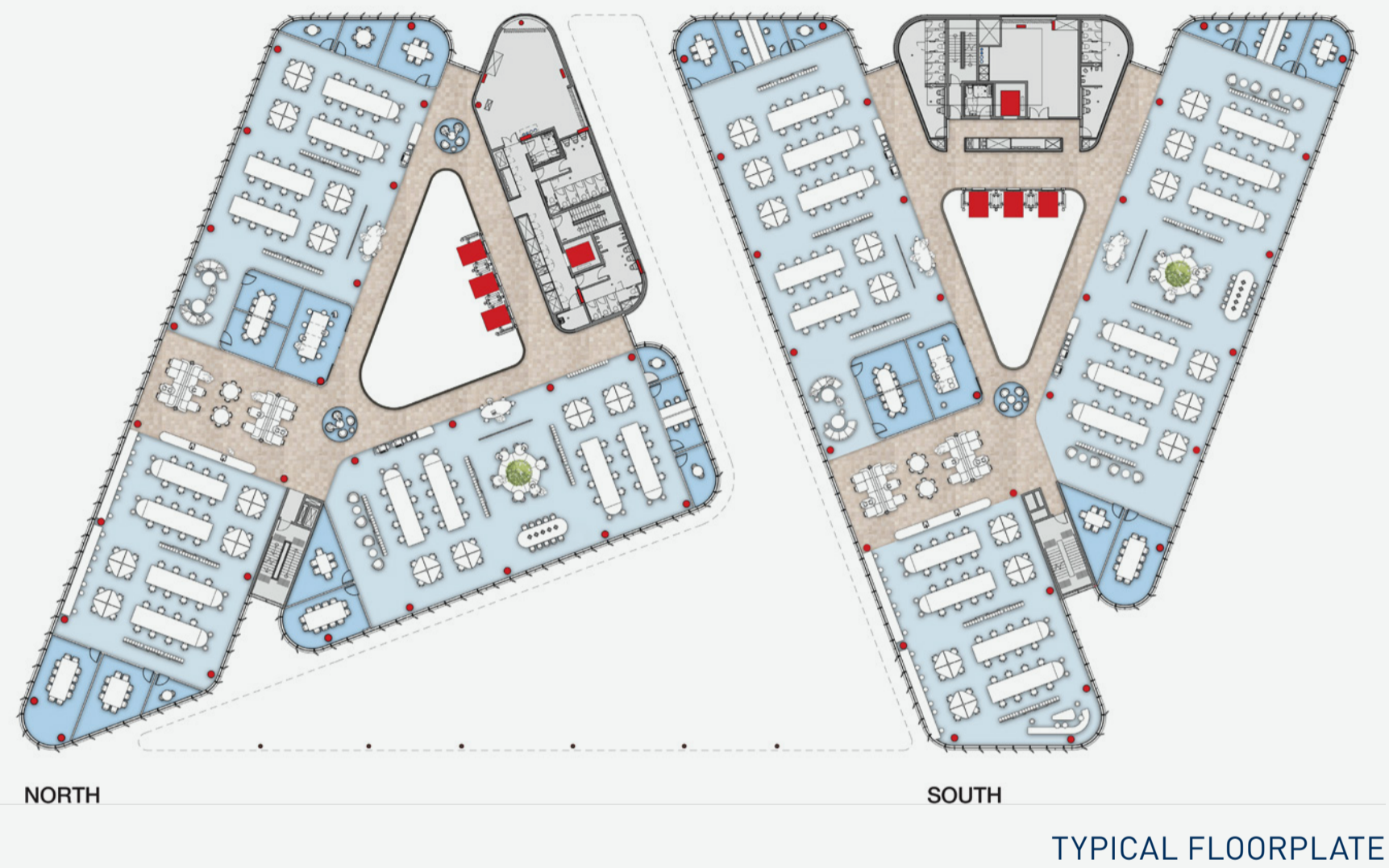
 TENNIS COURTS

 TABLE TENNIS

 BASKETBALL COURT

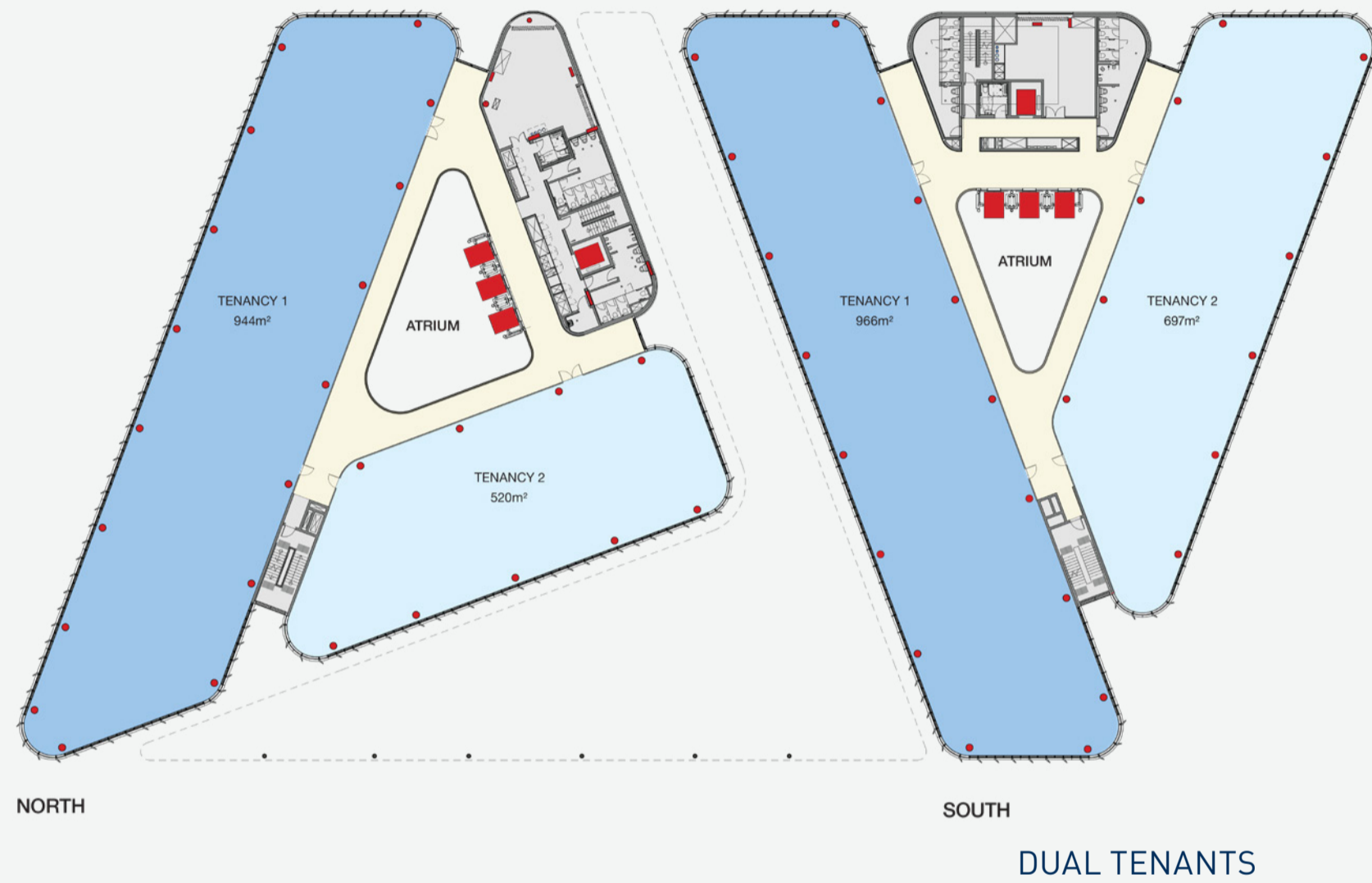
 VOLLEYBALL COURT

 SPORTING EVENTS



FLEXIBLE SPACES

At 6 Brindabella Circuit, the accent is on flexibility. You can occupy an entire building, several floors or just part of one floor. The floorplates average approximately 1,754–1,935sqm and will provide versatile and sustainable workplace solutions based on industry-leading design principles. The typical levels of both buildings are defined by four main components: two commercial fingers, the service core and the atrium. The commercial areas allow for single, dual and multi-tenant layouts.



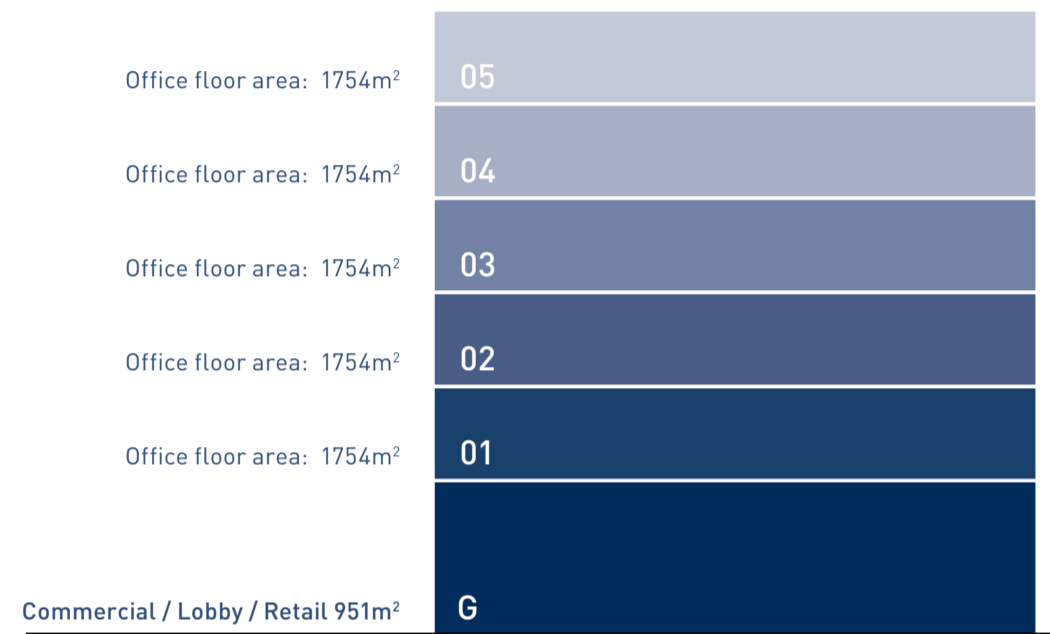
CONNECTIVITY

6 Brindabella's floorplates demonstrate careful balance contiguity, connectivity and access to natural light ensuring efficient rectangular shaped work zones that are complemented by centralised social spaces and built zones. In addition:

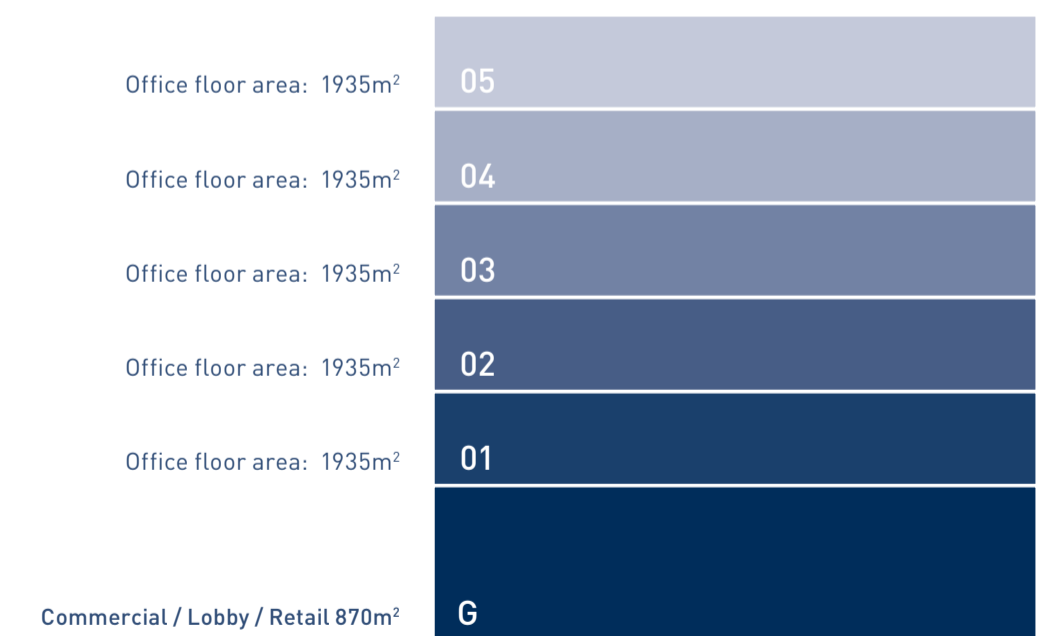
- The floorplates have the ability to support activated social hub spaces, collaboration areas and built zones whilst maintaining an efficient central circulation path;
- 99% of the floorplate in the South Building and 98% of the floorplate in the North Building is within 6m-12m of natural light;
- The floorplates are highly efficient providing useable space rather than excessive circulation space;
- The concept layouts have focused on providing flexible meeting rooms, client focused areas and future proofing which can be divided or overlapped with a density up to 10sqm per person; and
- There has been a real focus on the wellbeing of the end user with all people being within 12m of natural light while providing social connectivity.

STACKING PLANS

NORTH BUILDING



SOUTH BUILDING



HERE TO HELP

PROPERTY MANAGEMENT

Canberra Airport Group is recognised for its absolute commitment to tenant service.

Offering onsite, personal property management is a significant advantage to our tenants, 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-of-business focus to outsource their property management to third-party providers.



24-HOUR ACCESS TO PROPERTY OPERATIONS



DEDICATED CARETAKER PATROLS



ONSITE MANAGEMENT

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



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, growing a publicly listed property trust to become the largest private sector owner of commercial property in Civic in the late 1980s and early 1990s. The opportunity at 6 Brindabella Circuit harnesses this long-standing experience, with award-winning precinct design skills and a commitment to excellence honed at Canberra Airport over the past 20 years.

BATESSMART

Bates Smart is a multidisciplinary design firm delivering architecture, interior design, urban design and strategic services across Australia. Their award-winning projects transform the city fabric and the way people use and inhabit urban spaces and built environments. They understand the social and economic forces currently shaping communities and their impact on built environments of the future.



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