



Constitution  
Place





---

# Contents

---

<b>OVERVIEW</b>	5
<b>1 CONSTITUTION AVENUE</b>	7
<b>220 LONDON CIRCUIT</b>	9
<b>ACCESS CONTROL</b>	10
<b>LIFT ACCESS</b>	12
<b>PARKING</b>	14
<b>END-OF-TRIP FACILITIES</b>	16
<b>LOCKERS</b>	18
<b>RETAIL AND SERVICES</b>	20
<b>PRECINCT ART</b>	24
<b>AROUND US</b>	26
<b>MARKETING AND COMMUNICATION</b>	28
<b>ADMINISTRATION</b>	30



# Overview



Welcome to Constitution Place.

The Constitution Place development includes two iconic commercial buildings, with a 130-room hotel and a distinctive retail laneway connecting Constitution Avenue with the Canberra Theatre.

Constitution Place is targeting a 5-star NABERS energy rating, with just under 300kw roof-mounted solar and is one of the first WELL-rated buildings in Canberra. The environmentally friendly mixed-use precinct is home to the ACT Government, top commercial institutions and some of Canberra's best dining and retail options.

Capital Property Group aims to provide a strong base of service and amenity to tenants, employees working in the CBD, theatre-goers and the entire Canberra community to bring life to this part of the city.



# 1 Constitution Avenue



Level 12	KING & WOOD MALLESONS
Level 11	MinterEllison
Level 10	MinterEllison Art
Level 9	
Level 8	KPMG
Level 7	
Level 6	E&P
Level 5	Void
Level 4	
Level 3	A by Adina
Level 2	
Level 1	

## Commercial Offices

1 Constitution Avenue is home to some of Australia's top professional services firms, including anchor tenant KPMG as well as King & Wood Mallesons, E & P Financial Group and Minter Ellison.


## A by Adina Hotel

Setting a new precedent in design, the hotel has sustainable building features, a lifestyle hub, gymnasium, apartments with iconic city views and smart city parking. You can speak to a personal curator at reception to give you the latest recommendations on where to dine and what to see, including in the immediate precinct. A by Adina Canberra is situated in the heart of the buzzing Constitution Place and within easy walking distance of many attractions including Old Parliament House, the War Memorial, National Museum, National Portrait Gallery and the lively and funky Acton and Braddon precincts with their hip bars and restaurants.

 130 rooms

 24-hour reception

 Gym

 Precinct amenities including retail and dining



---

# 220 London Circuit

---



220 London Circuit is located between 1 Constitution Avenue, the ACT Legislative Assembly and the Canberra Theatre, and will be home to ACT Government departments, including;

- Chief Minister, Treasury and Economic Development Directorate
- Community Services Directorate
- Education Directorate
- Justice and Community Safety Directorate



Café



Precinct amenities including retail, dining and the gym at 1 Constitution Place



# Retail and Services



## Dining

### Arc & Bureau

RedBrick Café currently in Curtin and Fyshwick has expanded to bring you Arc cafe and Bureau – two new and exciting café additions to the Constitution Place dining offering. RedBrick sustainably sources and brews their own coffee beans bringing you top quality coffee to get you through the working week.

### Hero Sushi

The popular sushi restaurant has joined Constitution Place, promising everyone's favourite menu items. Corporate catering is also available for all tenants.

### Meat & Wine Co.

The Meat & Wine Co, Australia's premium, paddock-to-plate restaurant is the flagship food and beverage offering at the entry to the retail laneway. Its cutting-edge modern cuisine will cater to food lovers of all kinds, from weekend and weeknight theatre-goers to weekday business professionals. The renowned restaurant is known for its fresh produce, exclusive line of beef, impeccable service and unique selection of wines, all in an opulent, Afro-centric design and setting.

### Mu Omakase and Cicada Bar

Brought to you by the Chairman Group (Chairman and Yip + Lantern Rooms), Mu Omakase is a high-end Japanese concept where guests will leave themselves in the hands of the chef to enjoy a degustation style dining and drinks experience that is seasonal, elegant, artistic and uses the finest ingredients available. The Cicada Bar compliments Mu Omakase as a high-end bar.

### Such & Such

The second venue from the acclaimed restaurateurs behind Canberra favourite Pilot restaurant, Such & Such is a bright and funky homestyle restaurant serving modern Australian with a twist. Drop in for lunch, afterwork drinks, order snacks to share or a sit down meal, whatever your fancy, you'll find it at Such & Such.

### Tenkomori

The Tenkomori Ramen House has opened its first Canberra restaurant at Constitution Place! The modern Ramen House is a delightful lunch or dinner spot with great ramen.

## Services

### Club Lime

Club Lime Constitution Place is designed to inspire and motivate all fitness enthusiasts.

A Club Lime membership grants you access to the state-of-the-art, modern facility, at an affordable price.

- High-tech cardio equipment
- Strength and functional equipment
- Key-less entry
- 24-hour access
- No lock-in contracts

### Men's Biz

The Best in Mens Grooming, Men's Biz is a high-quality barber service and also offers a carefully curated range of the best skin care, shaving, fragrance and grooming brands available for men.





# Retail and Services

- A by Adina Hotel
- Arc Cafe
- Club Lime (Mezzanine level)
- Hero Sushi
- Mu Omakase & Cicada Bar
- Meat & Wine Co.
- Tenkomori
- Men's Biz
- Such and Such
- Bureau Cafe
- For Lease





# Precinct Art



'Andrew Inglis Clark' by April Pine

'Andrew Inglis Clark', a sculpture by April Pine depicts the architect of the Australian Constitution. The materiality for the sculpture is Corten which is a natural dark-toned metal linking the building's facade and the sculpture. The material has robust and high weathering properties and has been pre-rusted to minimise runoff and create an even finish after sandblasting. The overall intent is for a finish that is inherent all the way through for longevity, minimal maintenance, and an additional expression of purism.

The disappearing sculpture now stands on the corner of Constitution Avenue and London Circuit, at the entrance to Constitution Place.

'Between Innings' by Gary Lee Price is a 6 foot tall sculpture located at the Theatre end of Lyric Lane. Sourced from the United States, the bronze sculpture is a depiction of a child sitting on a stack of books reading. The sentiment is 'knowledge is power - the more knowledge we obtain, the more choices we are free to make and the more empowered we become'.



'Between Innings' by Greg Lee Price

The 'Snake' by Phil Price, will be positioned in the plaza next to 220 London Circuit.

New Zealand artist Phil Price has a reputation for the unique and innovative use of contemporary materials and processes. Since 2005, Price has focused on his sculpture practice, working principally on large scale works for the outdoor environment. Phil Price's name is synonymous with large scale, wind-activated kinetic sculptures.

Phil Price also created 'Journeys' at Canberra Airport's entrance, lending the gateway a sci-fi feel. It has 22 moving joints, with each part only having to move a small amount to get the overall sense that it's flowing.



'Snake' by Phil Price - Denmark



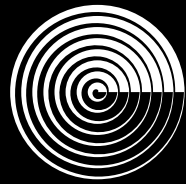
# Around Us



Constitution Place is surrounded by some of Canberra's best attractions including Canberra Theatre, Lake Burley Griffin, The Canberra Museum and Gallery and Canberra Centre. Tenants can also access a range of amenities in close proximity, including the bus interchange, post office and green space.

- |     |   |     |                             |
|-----|---|-----|-----------------------------|
| 1.  | 220 London Circuit                      | 12. | Canberra Museum & Gallery   |
| 2.  | 1 Constitution Avenue                   | 13. | ACT Civic Library           |
| 3.  | Canberra Centre                         | 14. | Garema Place                |
| 4.  | National Convention Centre              | 15. | City Walk                   |
| 5.  | Canberra Theatre                        |     | Bus Interchange + Bus Stops |
| 6.  | ACT Legislative Assembly                |     | Light Rail Terminal         |
| 7.  | Canberra Olympic Pool                   |     | Parking                     |
| 8.  | Casino Canberra                         |     | Government Agencies         |
| 9.  | Dept. of Industry, Innovation & Science |     | Green Space                 |
| 10. | Dept. of Foreign Affairs and Trade      |     | Buildings                   |
| 11. | Airservices Australia                   |     |                             |





**Constitution  
Place**



**CAPITAL**  
*PROPERTY GROUP*