



Positioned within a
circle of influence



Redefining

Redefining the heart of Canberra.

Inspired by Walter Burley Griffin's design for the Capital, the new development is a vibrant, centrally located commercial building that promises to meet the ever-changing needs of businesses and their employees.

This light-filled six-level commercial tower provides an unlimited working environment. Beyond being a dynamic workplace, the building is set to enhance Canberra's social fabric through its connection to Constitution Place—finely crafted public spaces, transforming the heart of Canberra's CBD.



Artist impression. Indicative only and subject to change.

Department of Industry,
Science and Resources

ACT Government
Office Building

Constitution Place

Defence

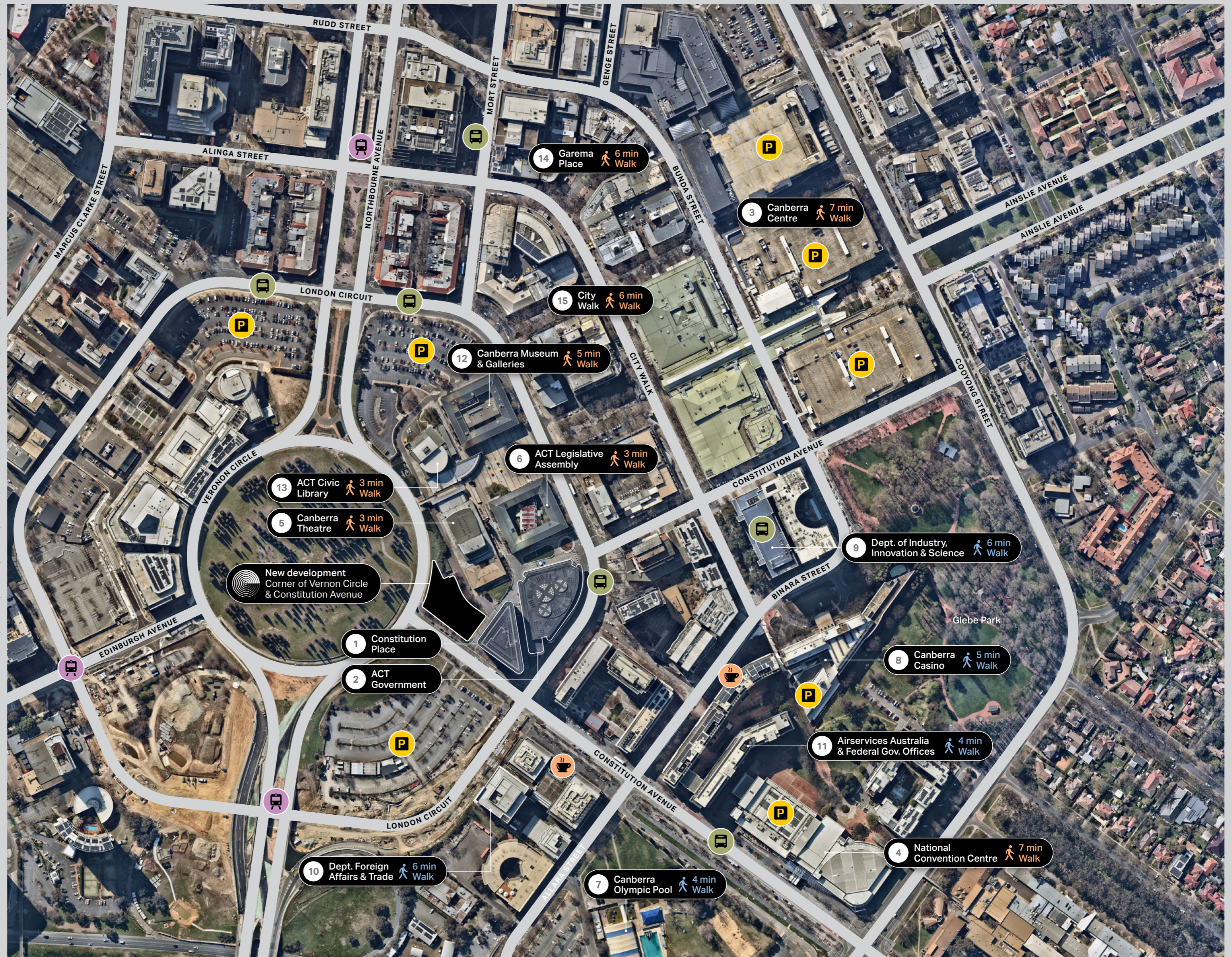
New development
Corner of Vernon Circle
& Constitution Avenue

Department of Foreign
Affairs & Trade (DFAT)

Australian
Federal Police



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



The Workplace



Constitution Place is a future-proof workplace where indoor and outdoor spaces seamlessly merge. Stunning lake views and light-filled contemporary floorplans enhance a culture of productivity and individual enrichment. This hub will be the place where Canberra's most talented people converge to create, innovate, rest, play, revitalise, concentrate, and collaborate.

The timber is both structural and expressive with a continuation of the materiality from interior to exterior. Clear glazing expresses the warm interior sleeve while the exterior fins are a charred blackened finish that engages with the dark palette of Constitution Place.

A Grade

Premium finishes
and specifications

86

Car park spaces

2,300m²

Average flexible floorplate

A landmark building and premium business address where work-life balance has been redefined.

Artist impression. Indicative only and subject to change.

Urban Hub

More than Canberra's number one corporate address, Constitution Place is the heart of Canberra's cultural and shopping precinct. The building is situated within walking distance of the city's best restaurants, cafés, and bars, the Canberra Centre, and the Canberra Theatre.

Already a thriving business environment and an extension of the award-winning Constitution Place, the precinct provides users with unparalleled access to every retail and transport convenience, so you and your team gain valuable time when it matters most.

Constitution Place won the 2022 National Property Council Awards for the best Mixed-Used Development of the Year and Workplace Project of the Year.

The activated laneway also boasts some of Canberra's top dining and retail options, including ARC café, The Meat & Wine Co, Mu Omakase and Cicada Bar, Hero Sushi, Tenkomori Ramen Bar, and Club Lime.

This network of fine-grain public spaces has transformed Canberra's CBD. Situated close to the bus interchange, getting to and from Constitution Place is convenient and efficient. Welcome to Canberra's new epicentre of work, culture, dining, and socialising.

There are 86 car park spaces located in the basement of the building, as well as a further 250 public car park spaces situated next door in the basement of 1 Constitution Avenue.



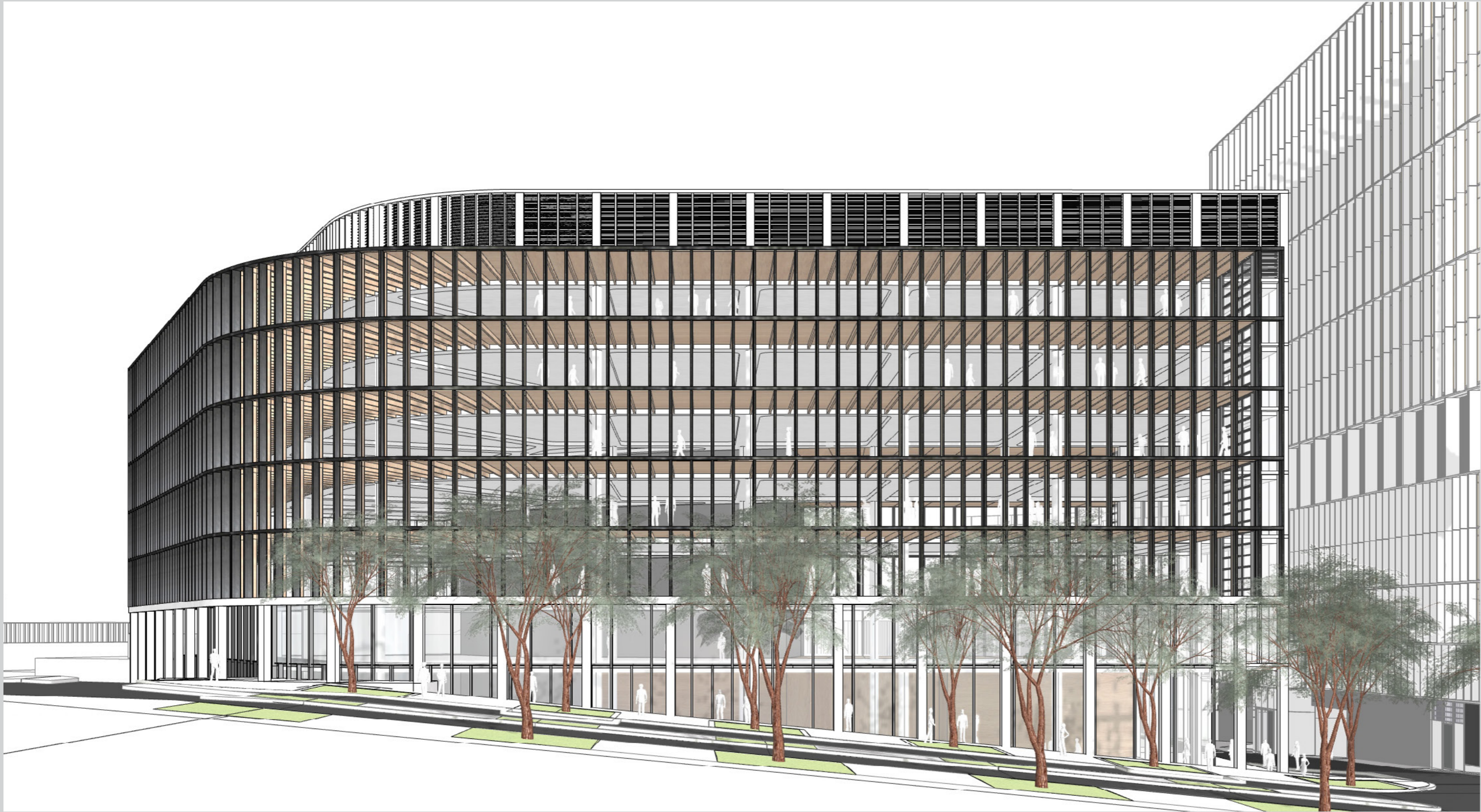
Activated food and beverage laneway connecting Vernon Circle with Constitution Avenue and Canberra Theatre

Healthy & Sustainable Workplace

Attract and retain a brilliant team to a future-proof workplace that supports staff wellbeing.

No other CBD location can offer such extensive choices to achieve work-life balance through high-quality, productive spaces and lifestyle and recreational facilities. The architecture and engineering focus on a better internal environment for the building occupants through higher air and water quality and access to natural light.

The new development promises to be a new generation of building, leading the way in environmental sustainability as well as design.



On-site dedicated end-of-trip facilities



License plate recognition



100% electric building utilising green power



WELL Gold Shell & Core



Carbon neutral in operation



99kw PV system



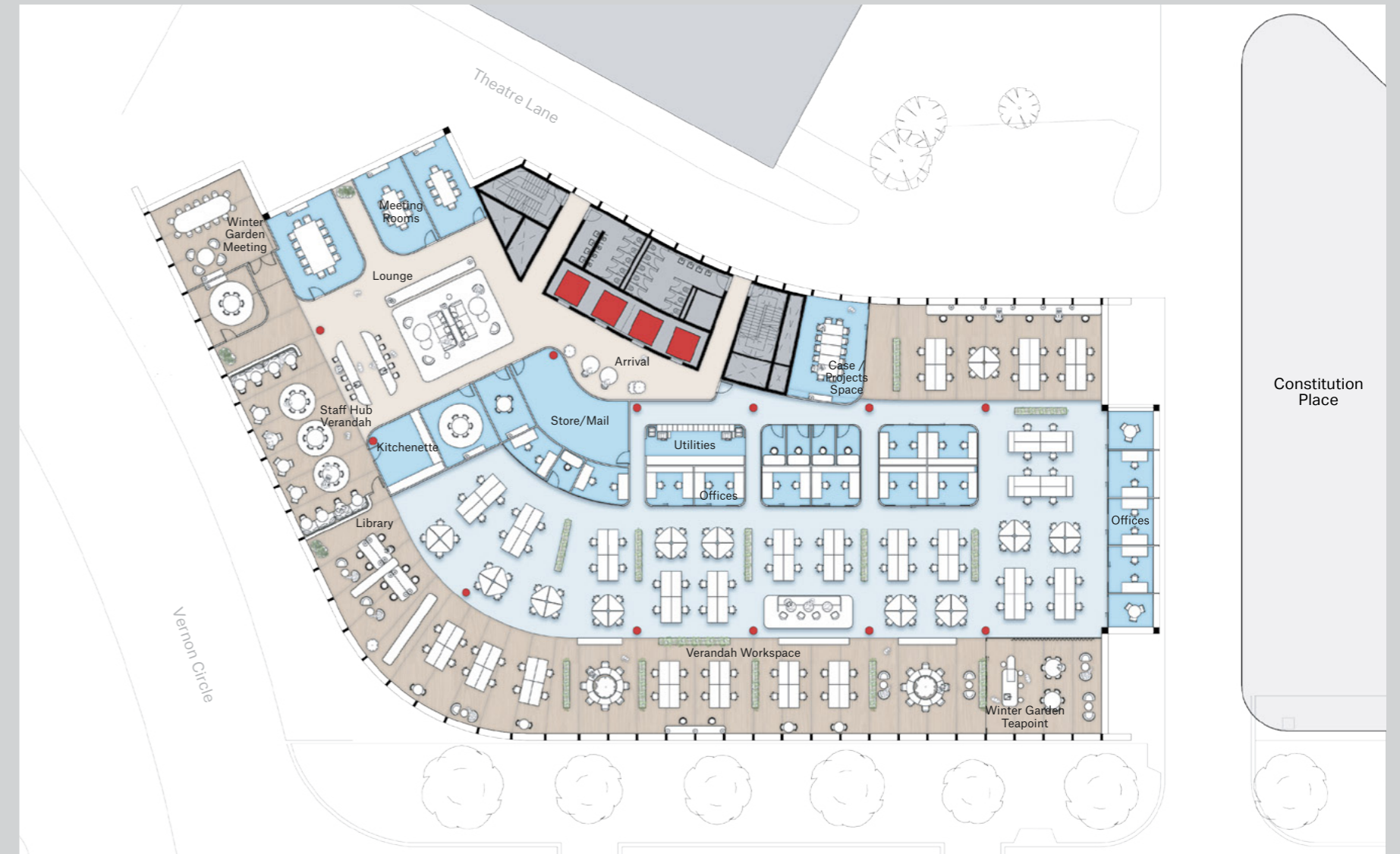
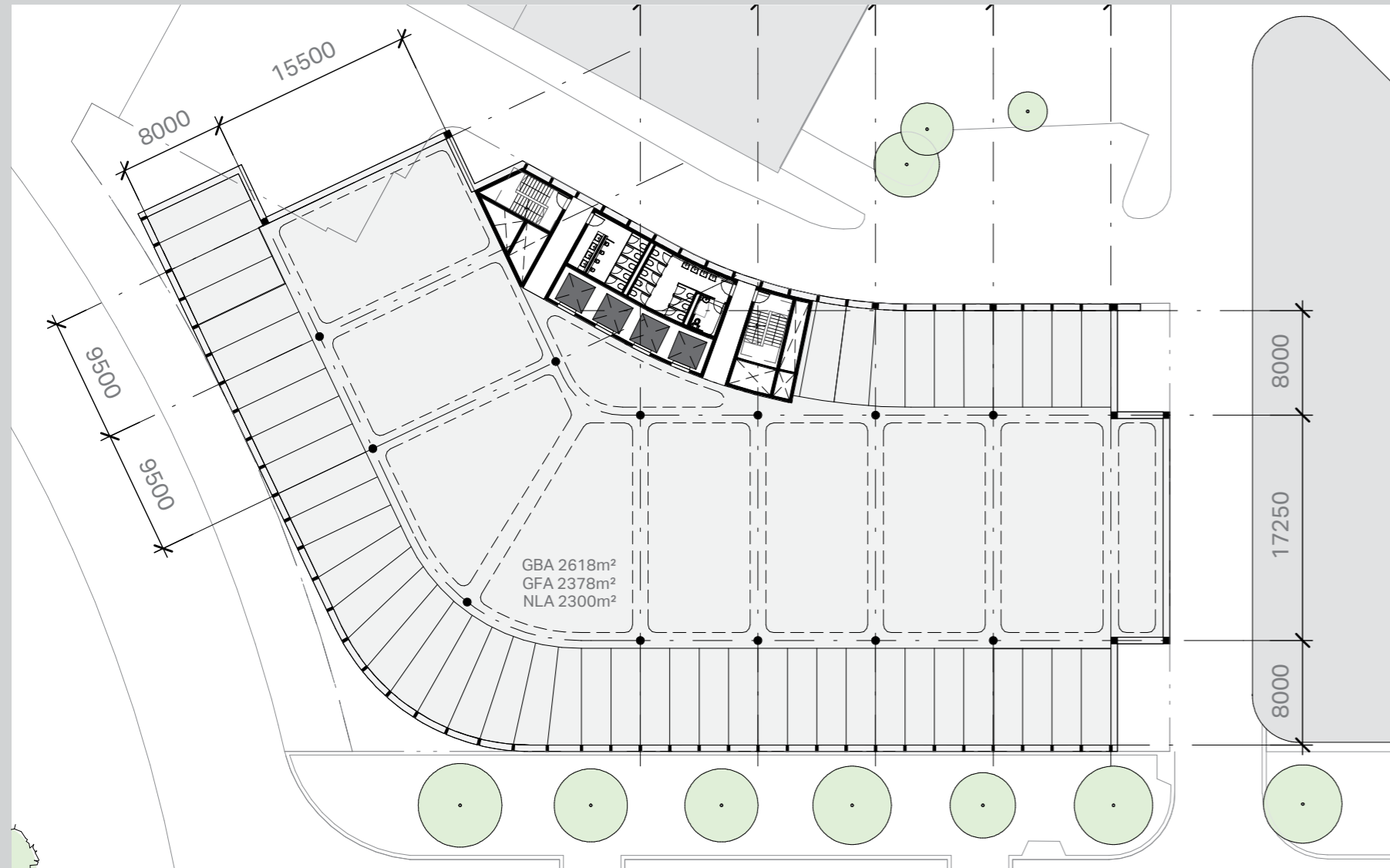
Hybrid timber and concrete construction



5-star NABERS Energy*

*Targeting

Flexible Spaces



The typical plan is expressed as 3 interconnected curved blocks with a side core that allows for a large contiguous floorplate.

A double-height colonnade provides a grand threshold to the building entries and helps negotiate the steep level changes along Constitution Avenue and Vernon Circle. The lobby activates the corner of Constitution Avenue and Knowles Place through its expression as a clear glazed volume recessed within the colonnade.

The accent is on flexibility. You can occupy an entire building, several floors or just part of one floor. The floorplates average approximately 2,300sqm and will provide versatile and sustainable workplace solutions based on industry-leading design principles. The commercial areas allow for single, dual and multi-tenant layouts.

Stacking Plan

Home to commercial



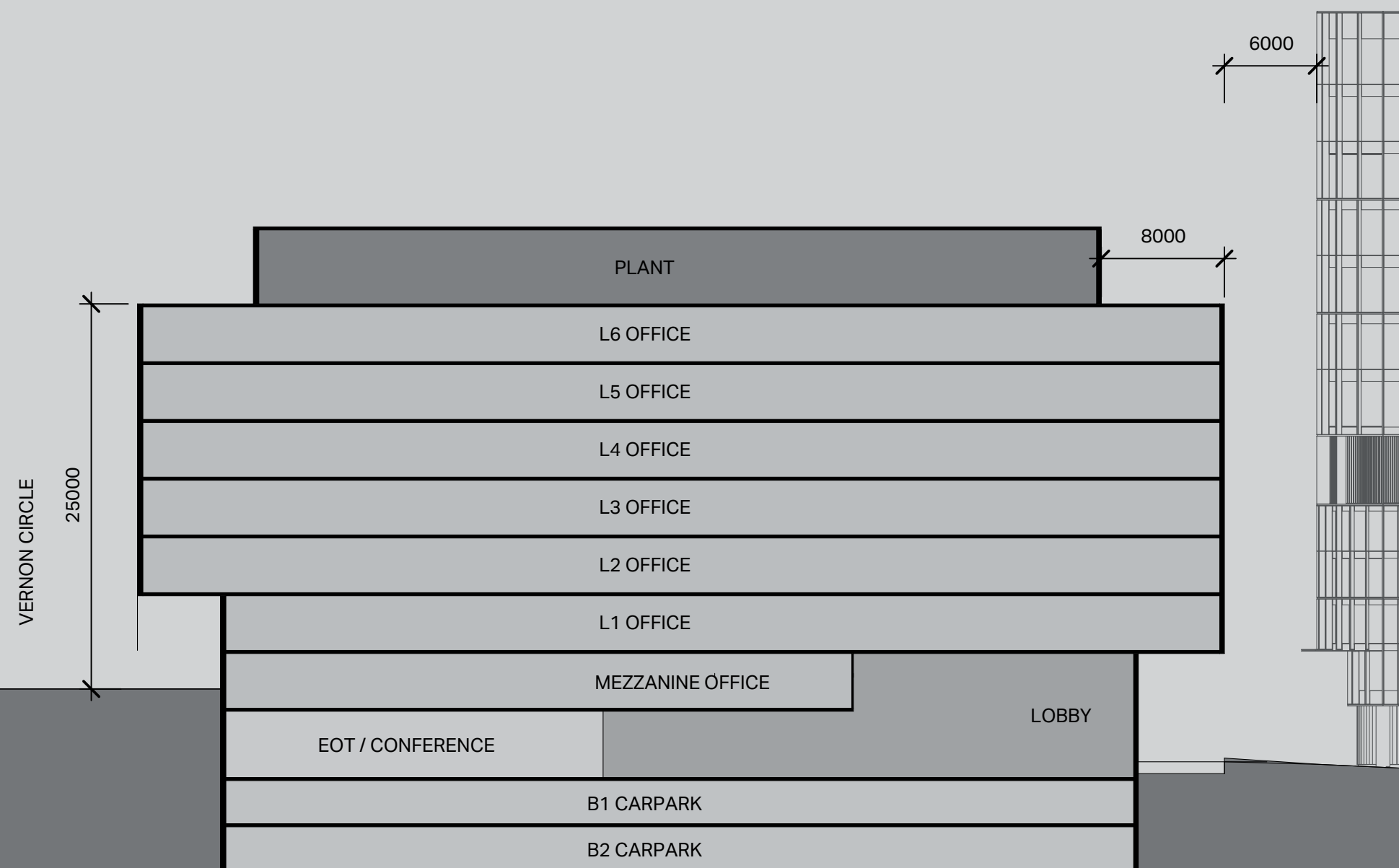
KING & WOOD
MALLESONS
金杜律师事务所



MinterEllison.



NORTON ROSE FULBRIGHT



Home to dining,
retail and services



Bureau



CLUBLIME



TheMeat & WineCo

MEN'S BIZ



SUCHI  SUCHI



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

Property Management

Capital Property Group is recognised for its absolute commitment to tenant service.

Offering on-site, personal property management is a significant advantage to our tenants, it 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 more superior quality and service to alternate landlords, who in some circumstances, do not have a whole-of-business focus and outsource their property management to third-party providers.



24-hour access to
property operations



Dedicated
caretaker patrols



Owner/manager

Partnerships

Take your place at an address that symbolises status and corporate success, developed by a winning team.



Canberra Airport now represents one of the most significant infrastructure projects for the ACT and surrounding region, with a growing role as a national transportation hub, commercial business park, and retail destination.



Located at Canberra Airport, Brindabella Business Park is an award-winning master-planned precinct consisting of 27 commercial office buildings.



Constitution Place precinct is an environmentally-friendly, mixed-use precinct, and award-winning and city-changing destination in the heart of the Canberra CBD.



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 Canberra's CBD in the late 1980s and early 1990s.

This development harnesses our long-standing experience with award winning precinct design skills and a commitment to excellence honed at Canberra Airport over the past 25 years.



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.

