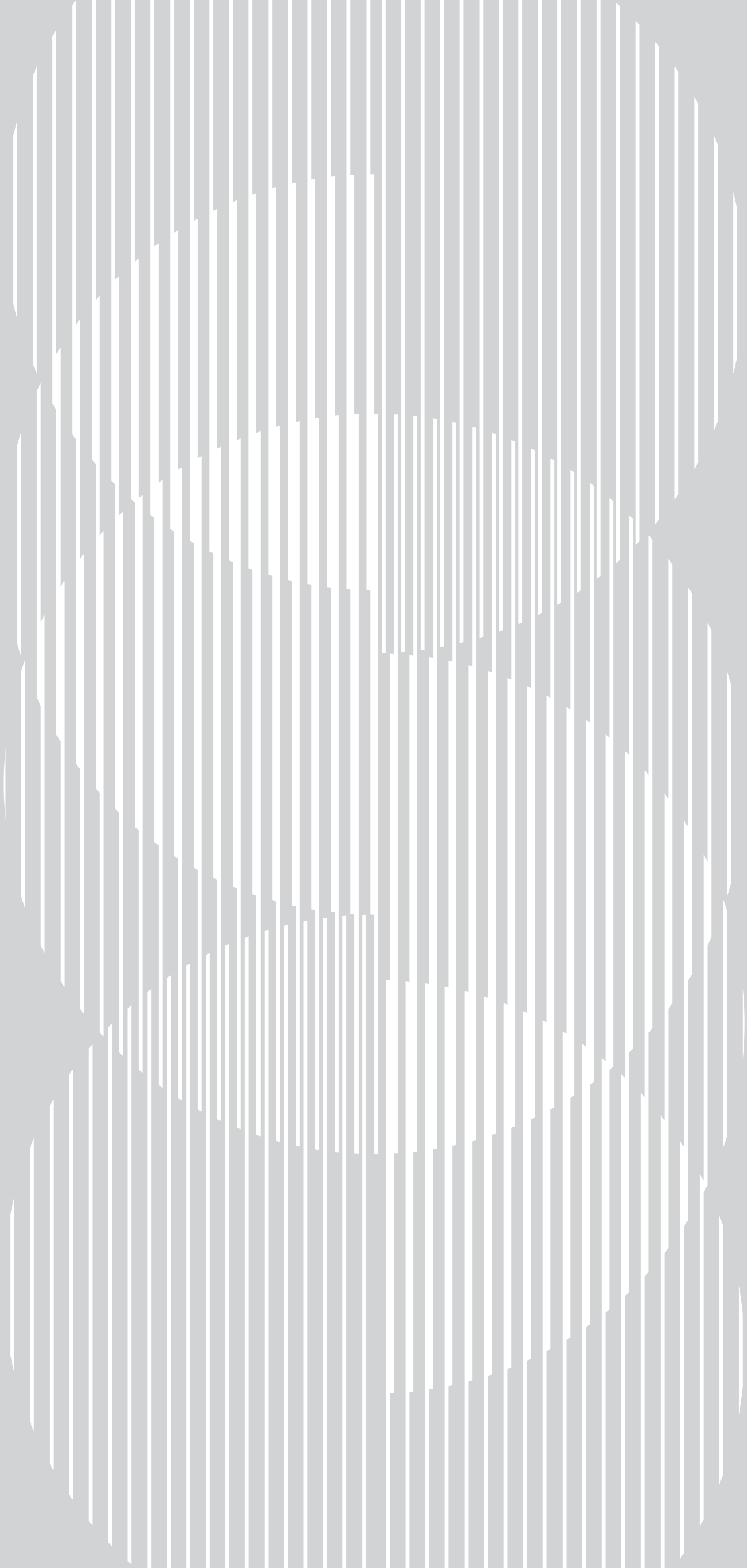




Positioned within a  
circle of influence





# Redefining

Redefining the heart of Canberra.

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

This light-filled seven-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

VERNON  
Constitution Place

Department of  
Home Affairs

Department of Foreign  
Affairs and 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, Science and Resources
- 10 Dept of Foreign Affairs and Trade
- 11 Airservices Australia
- 12 Canberra Museum and Galleries
- 13 ACT Civic Library
- 14 Garema Place
- 15 City Walk
-  Bus Interchange + Bus Stops
-  Light Rail Terminal
-  Parking





# The Workplace



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

'Vernon' 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

## 15,000m<sup>2</sup>

Commercial space

## 2,300m<sup>2</sup>

Average flexible floorplate

## 89

Basement car park spaces

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, Karl Bar and Club Lime, gymnasium.

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 89 car park spaces located in the basement of the building, as well as a further 225 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 the Canberra Theatre



# The Masterplan

## Three Buildings, One Precinct

- Food and Beverage
- Retail
- ACT Government Lobby
- Corporate Office Lobby
- Hotel Lobby
- Canberra Theatre
- Gymnasium
- End of Trip Facility





# 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



Licence plate recognition



100% electric building utilising green power



5-Star Green Star rating\*



Carbon neutral in operation



150kw PV system



Hybrid timber and concrete construction



5.5-Star NABERS Energy Rating\*

\*Targeting



# Flexible Spaces



Typical Floor



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



Ground Floor



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.

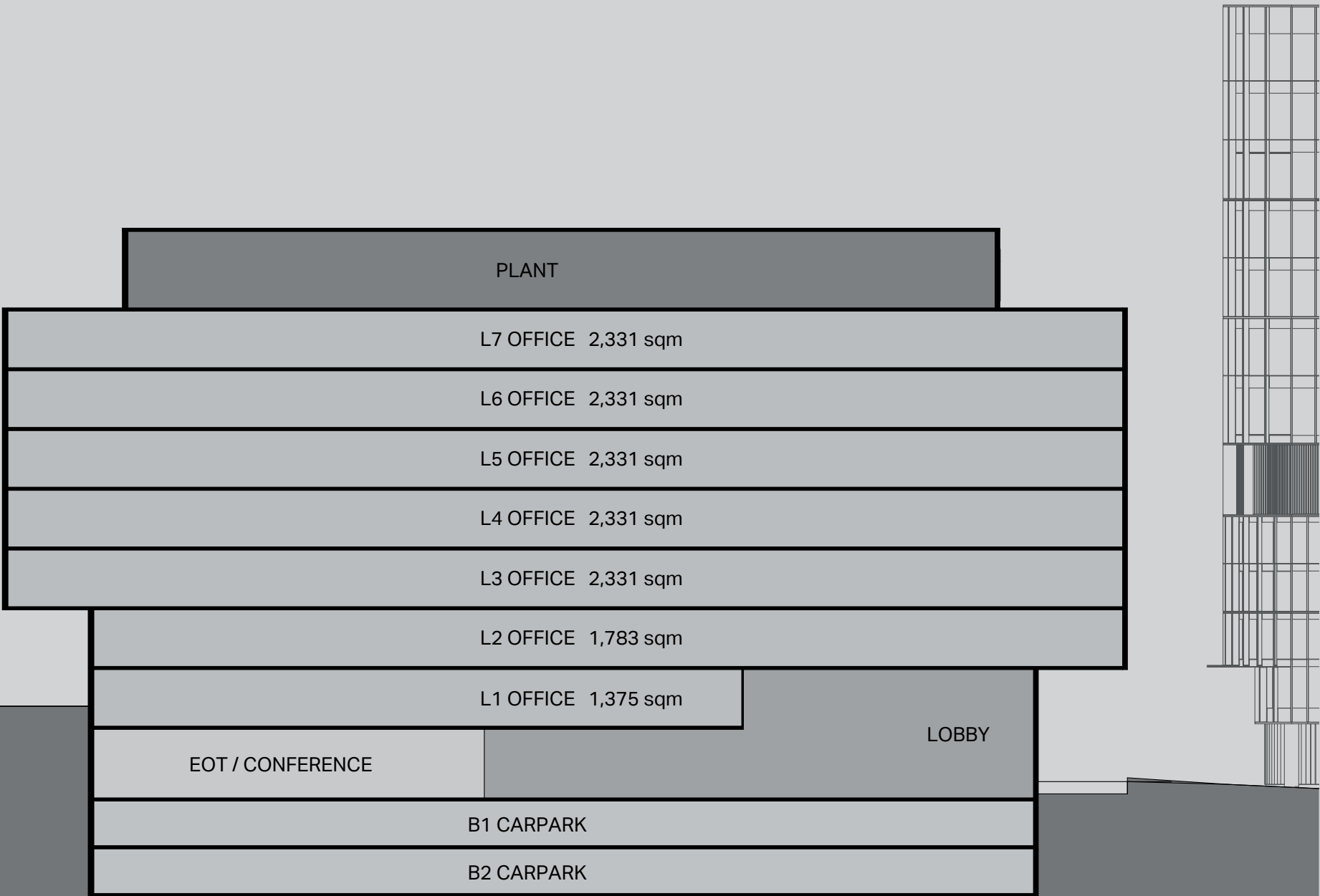
The accent is on flexibility. You can occupy an entire building, several floors or just part of one floor. The floorplates average approximately 2,300sqm and will provide versatile and sustainable workplace solutions based on industry-leading design principles. The commercial areas allow for single,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

A flexible workspace will be incorporated into the whole floor of Level 1 which will provide tenants with additional flexibility in their space and can accommodate short-term project teams, overflow desks and general additional space as required. The operator of the flex space will also manage a range of larger meeting rooms in the ground floor lobby which will be accessible to all tenants within the building.



# Stacking Plan

Precinct already home  
to commercial





Precinct already home to dining, retail and services



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.





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