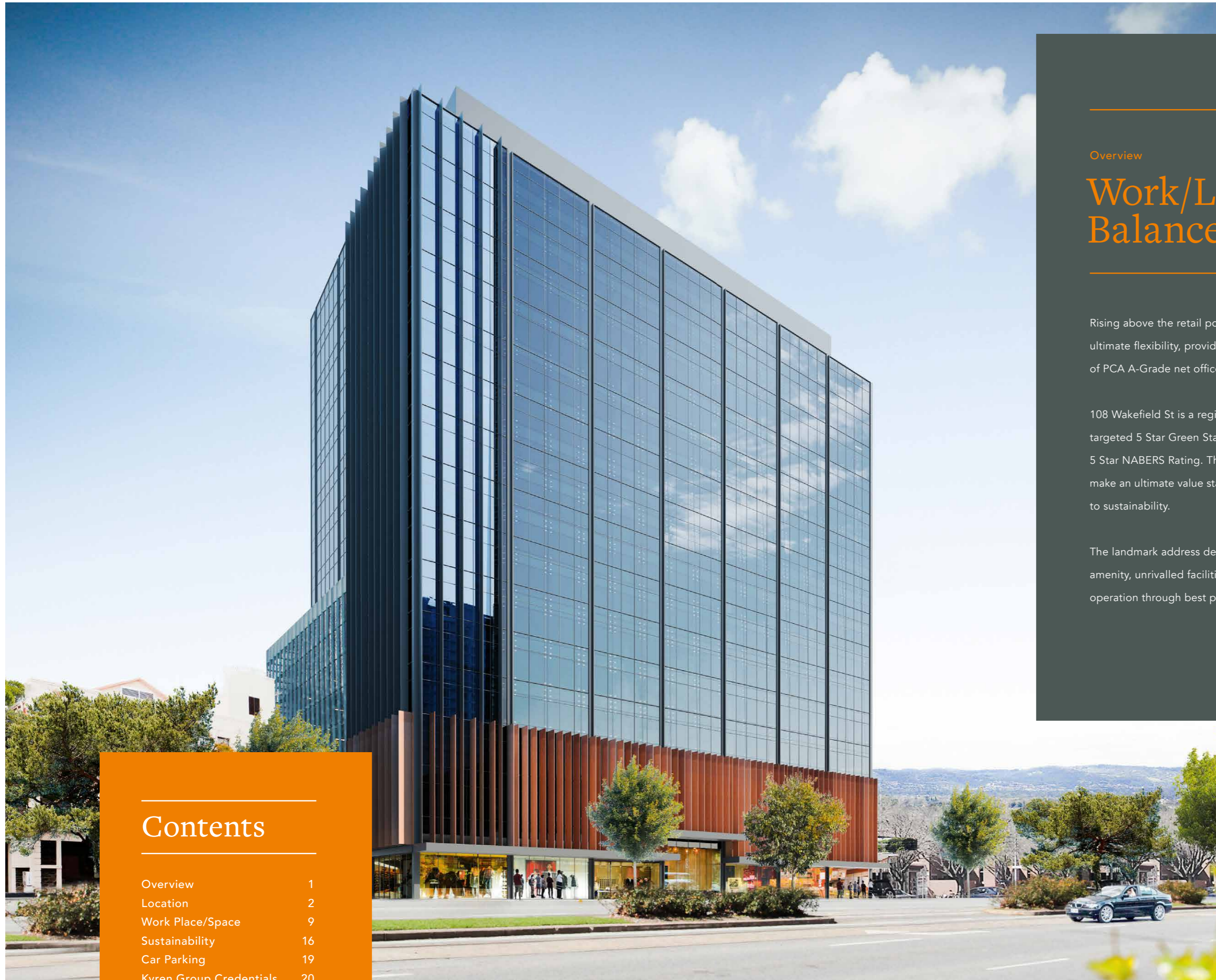


108
Wakefield St.





Overview

Work/Life Balance

Rising above the retail podium, the 13 storeys offer ultimate flexibility, providing approximately 14,880sqm of PCA A-Grade net office floor area.

108 Wakefield St is a registered Green Star project with targeted 5 Star Green Star rating Office Version (3) and 5 Star NABERS Rating. This enables any business to make an ultimate value statement about its commitment to sustainability.

The landmark address delivers the highest quality amenity, unrivalled facilities and responsive building operation through best practice.

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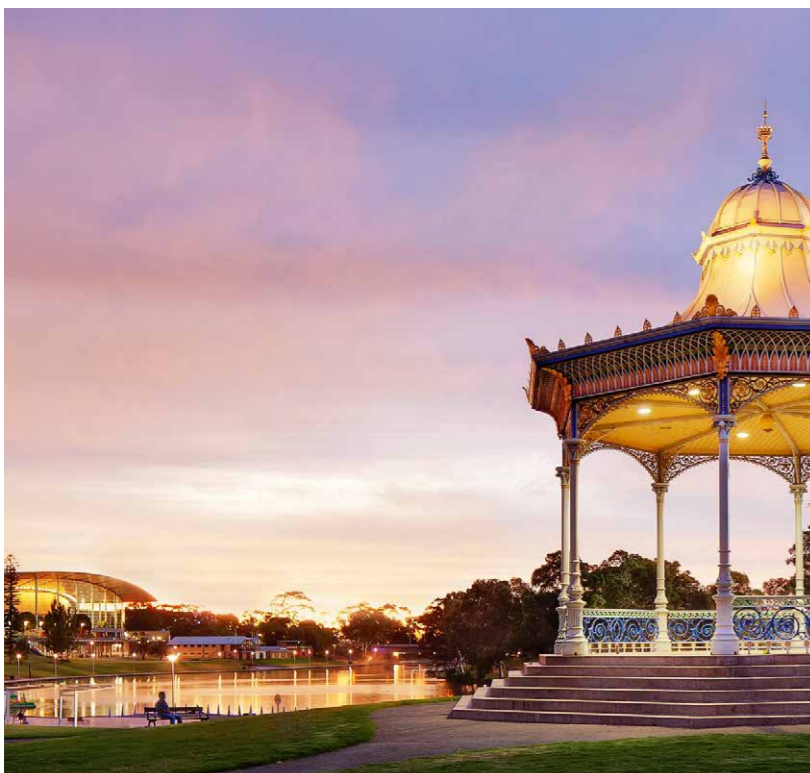
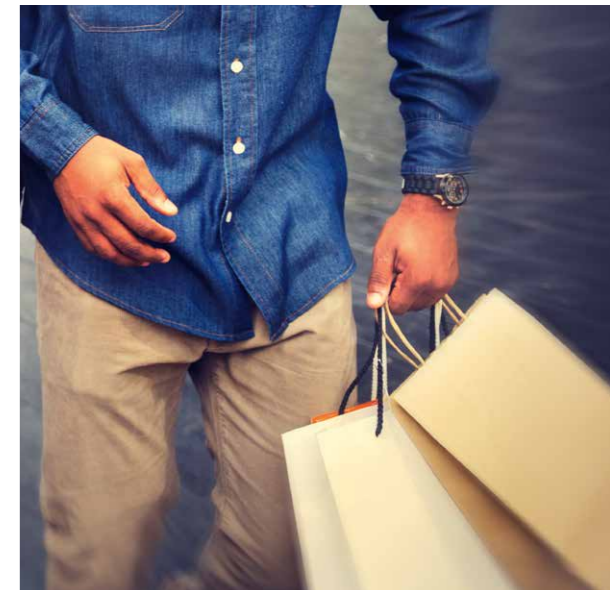
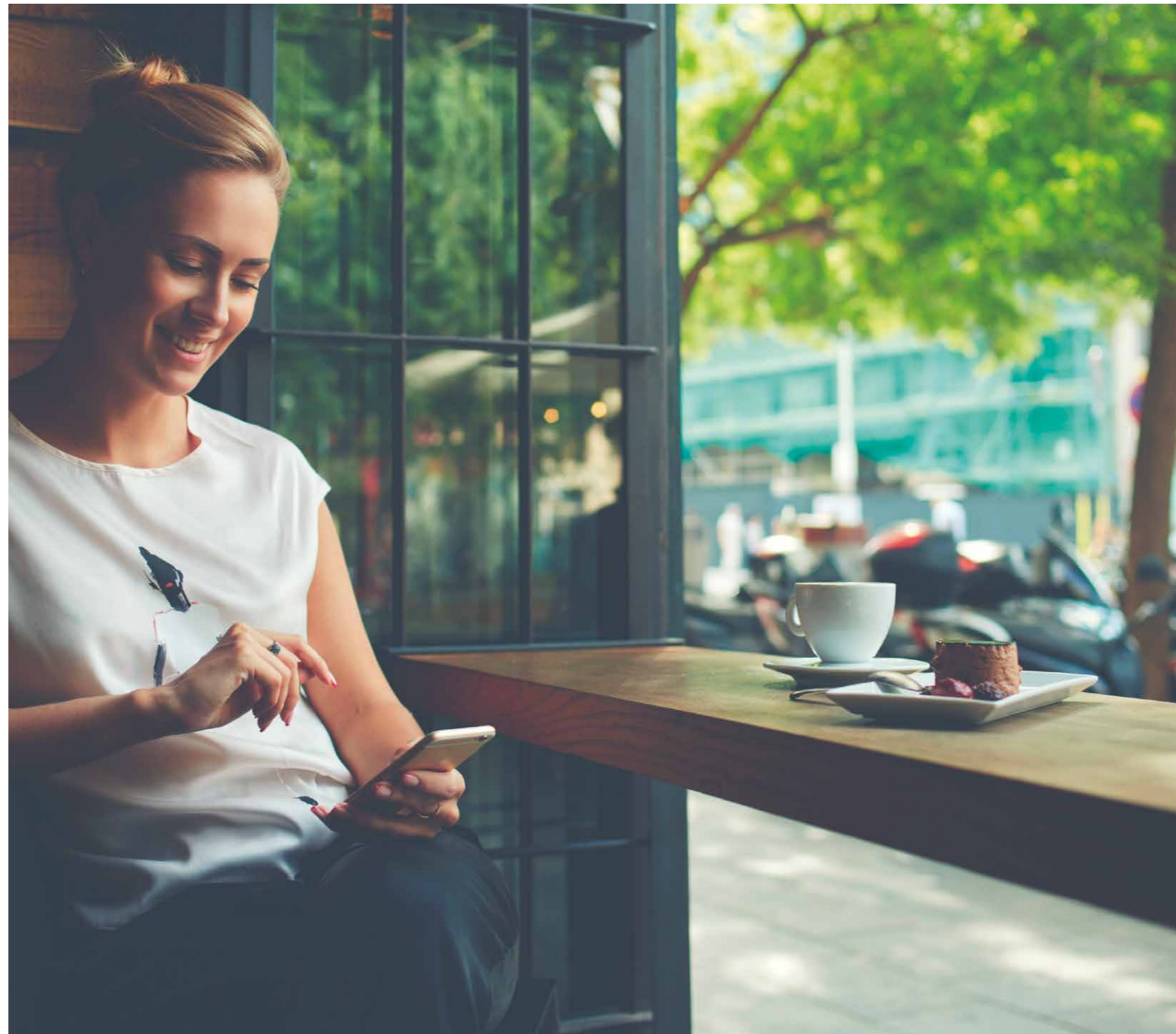
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Location

Convenient/ Indulgent

The area is near to the amenity and open space of Victoria Square and is well served by public transport. The Victoria Square Law Courts precinct is conveniently located nearby.

As well as having a cafe and retail on the ground floor, Adelaide unique eateries are all just a short walk away. Rundle Mall, South Australia's retail hub and one of the most successful shopping malls in Australia, is located just over 800 metres away.





Location

There are plenty of nearby quality hotels including The Hilton and the Adina Adelaide Treasury, to name a few.

With the vast array of amenities so close, 108 Wakefield St stands out as the perfect balance between work and lifestyle.



Location

Adelaide CBD

Transport

- 01 Adelaide Railway Station
- 02 Adelaide Tram Route
- 03 Wakefield Street Bus Route
- 04 Pulteney Street Bus Route
- 05 Adelaide Bus Terminal

Retail / Shopping

- 06 Adelaide Central Market
- 07 Rundle Mall

Cafés / Restaurants

- 08 Flinders Street
- 09 Pirie Street
- 10 Gouger Street / Chinatown / Adelaide Central Market
- 11 Rundle Street

Hotels

- 12 Hilton Adelaide
- 13 Peppers Waymouth Hotel
- 14 Adina Adelaide Treasury
- 15 Mantra Hindmarsh Square

Gymnasiums / Fitness

- 16 Goodlife Health Club
- 17 Efm Health Club

Landmarks

- 18 Victoria Square
- 19 Adelaide GPO
- 20 PwC - 70 Franklin Street
- 21 Adelaide Town Hall
- 22 New ATO Building
- 23 Law Courts SA / Supreme Court / Magistrates Court
- 24 Hindmarsh Square
- 25 River Torrens
- 26 Parliament House
- 27 Government House
- 28 Adelaide Festival Centre
- 29 SA Museum
- 30 Adelaide Oval
- 31 State Administration Centre
- 32 Calvary Hospital



Work Place / Space

Efficient/ Luxurious

108 Wakefield's floor plate has been designed to provide maximum flexibility and allows you the freedom to fit out floors either in an open plan or cellular configuration, depending on your accommodation requirements.

The low rise floors (levels 1-6) offer boutique floor space of approximately 759 sqm NLA which is perfectly positioned for a small organisation to occupy a complete floor.

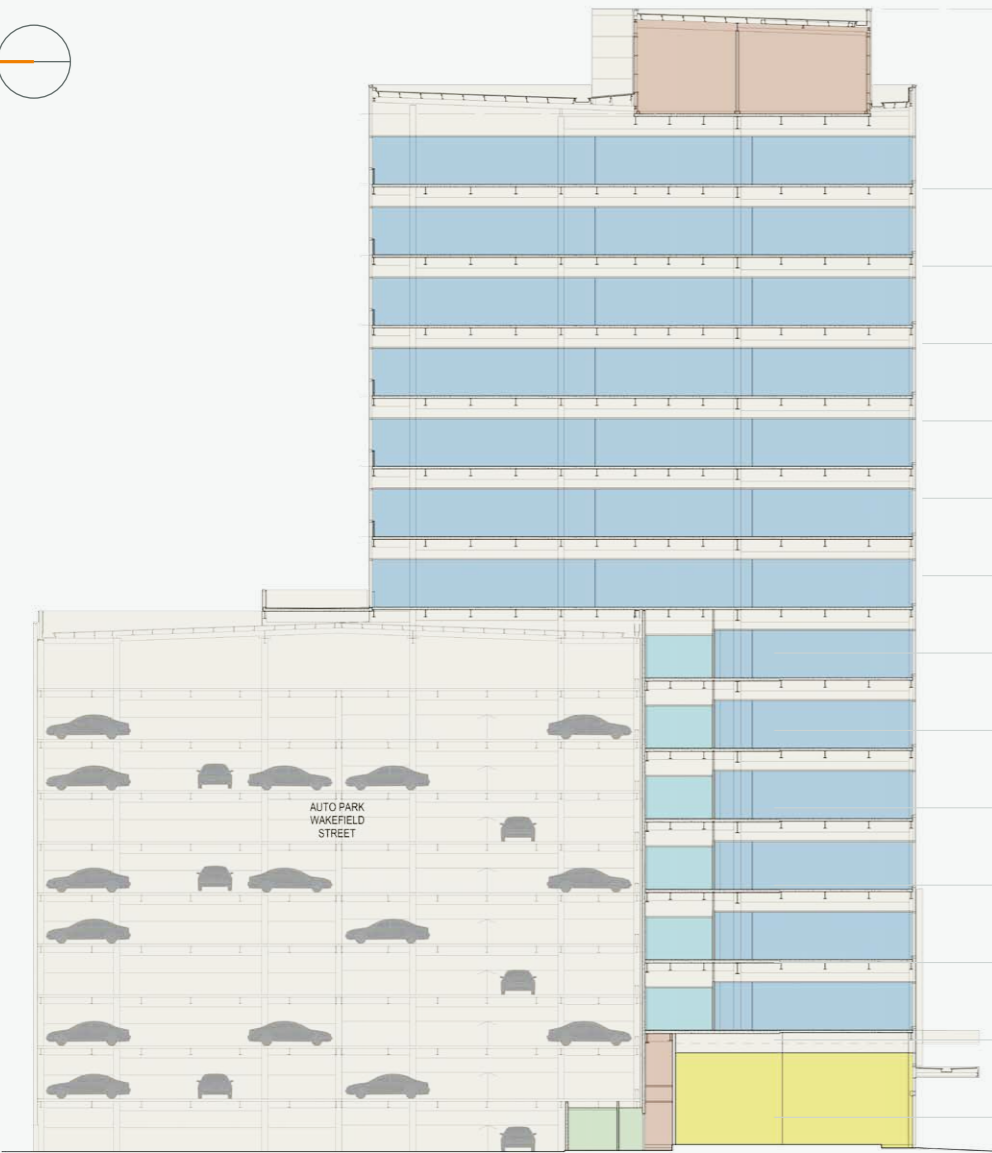
Significantly increasing in depth, the high rise floors (levels 7-13 provide up to 1576 sqm NLA) featuring a widely spaced column grid with a central service core.

The high rise floor plate geometry provides large and unparalleled expanses of perimeter façade glass providing natural daylight and external views to all four sides.

Typical floor plate characteristics include:

- A regular shape which allows for flexible and efficient planning of tenancies.
- A visual connection between the floor incorporating full perimeter façade glass; the East and West panoramic view is ideal for private meeting rooms.
- Designed for the inclusion of interconnecting tenancy stairs if required.
- Ease of access to the core amenities and associated services.

Placement of wet stacks allow the creation of tea points or breakout areas that integrate with the general work spaces.



	Approximate NLA SQM
Level 13	1576
Level 12	1576
Level 11	1576
Level 10	1576
Level 9	1576
Level 8	1576
Level 7	1576
Level 6	759
Level 5	759
Level 4	759
Level 3	759
Level 2	759
Level 1	759
Ground	452

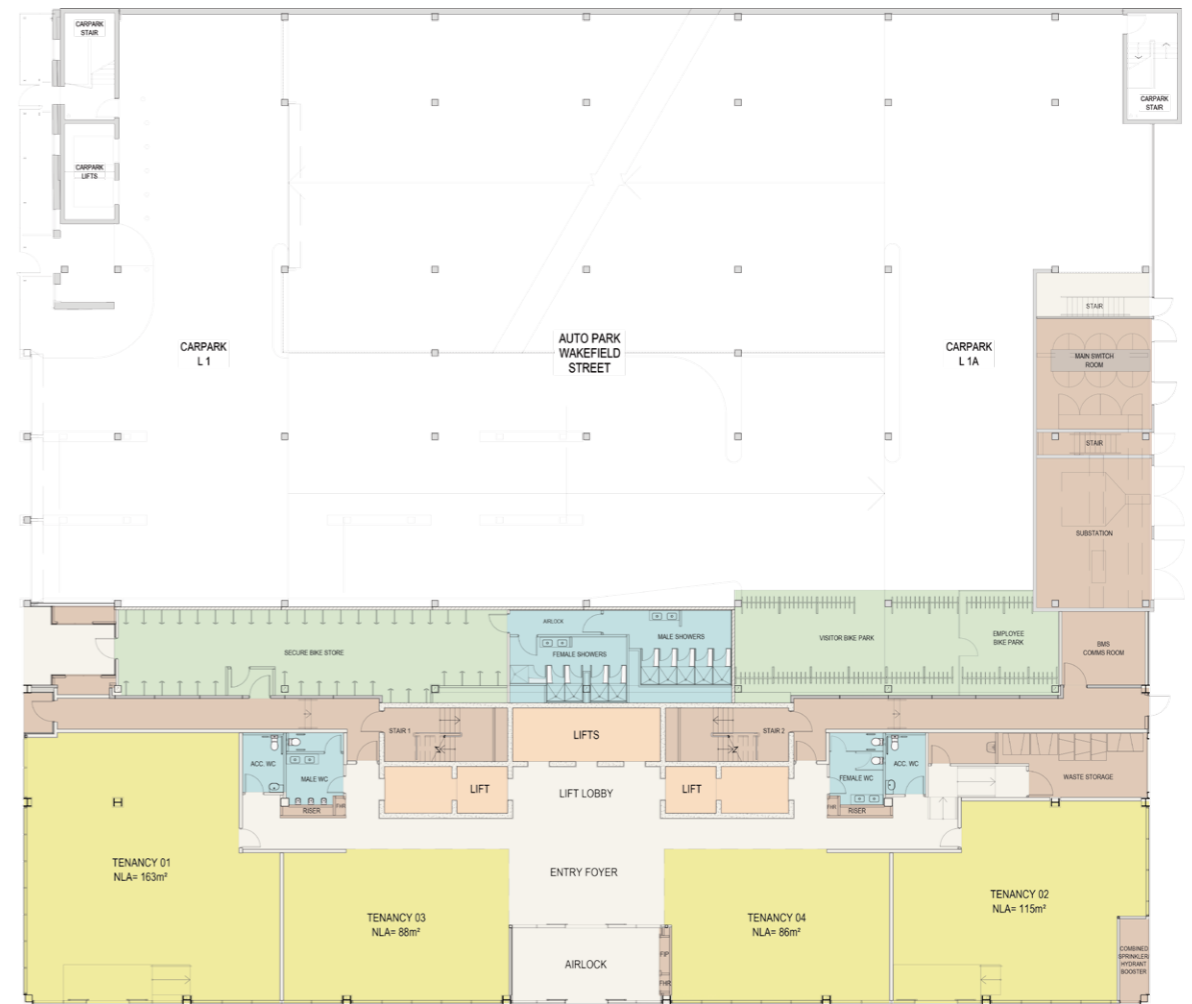
Total 16,038

Work Place / Space

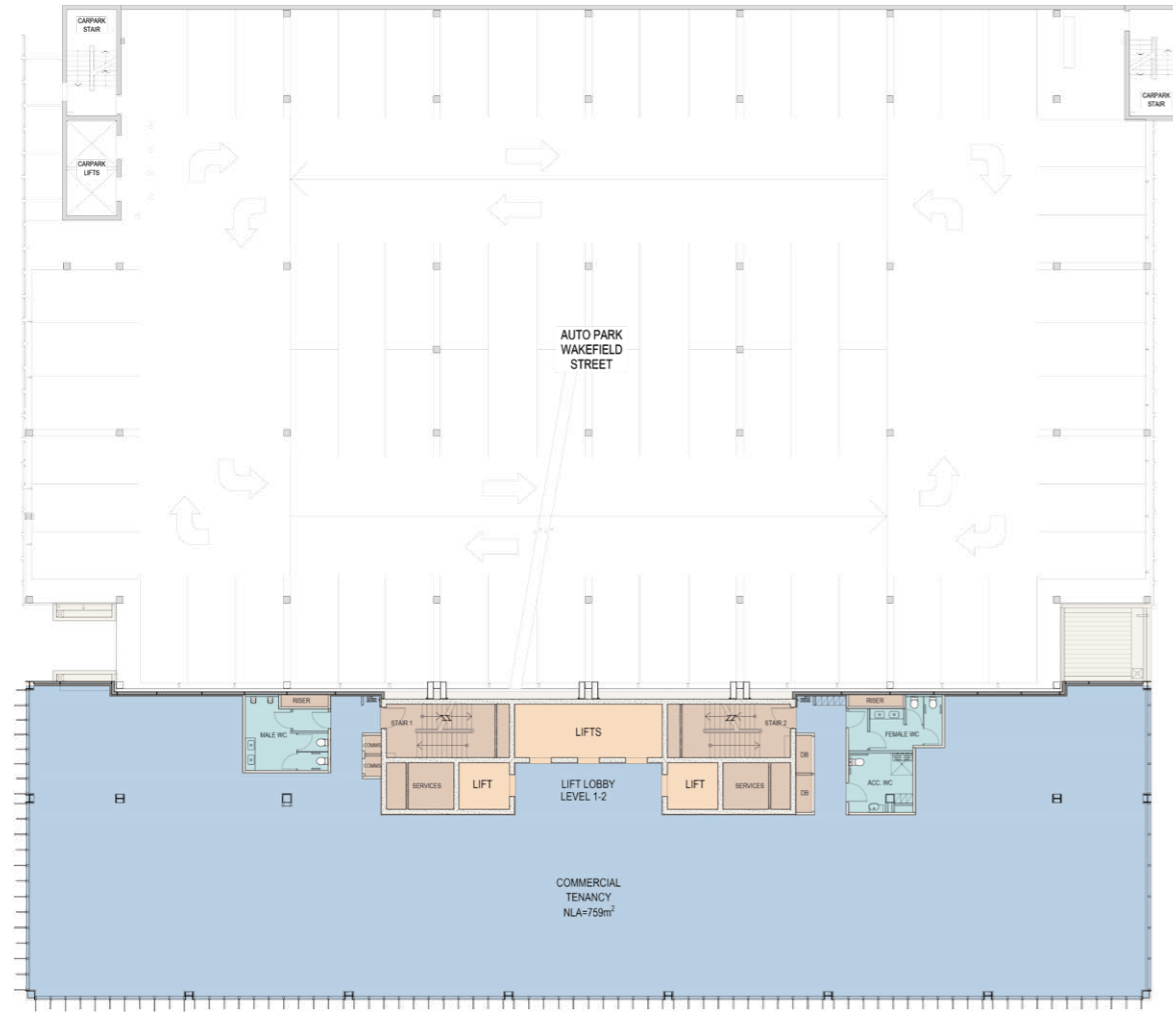
- Bike Storage
- Ground Floor Retail or Commercial
- Lifts
- Plant/Fire Stairs/Risers
- Showers/Lockers/Toilets/Change Rooms
- Commercial/Office

Individual Ground Retail Areas

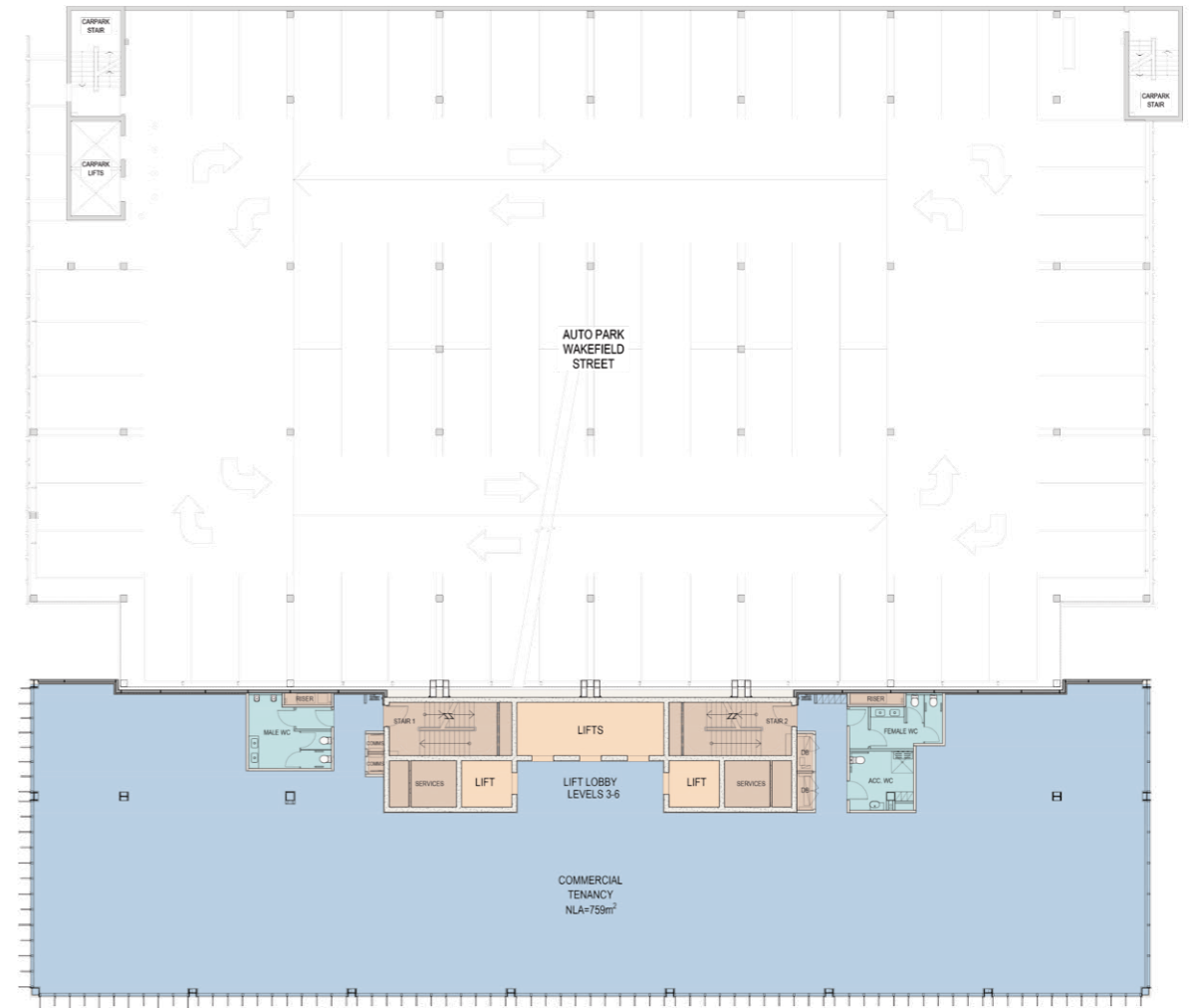
Tenant 01	163
Tenant 02	115
Tenant 03	88
Tenant 04	86
Total	452



Ground Floor



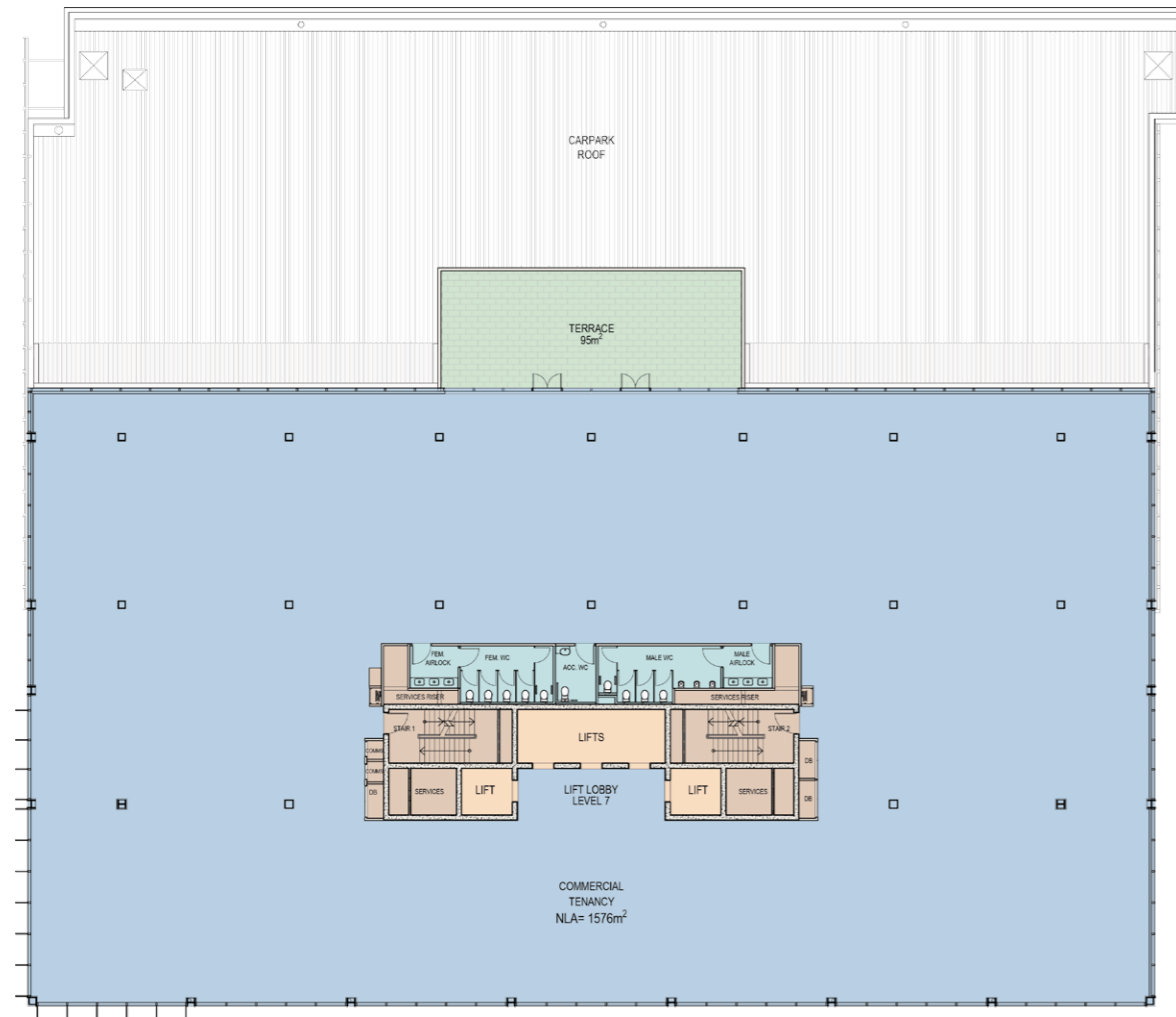
Levels 1 - 2



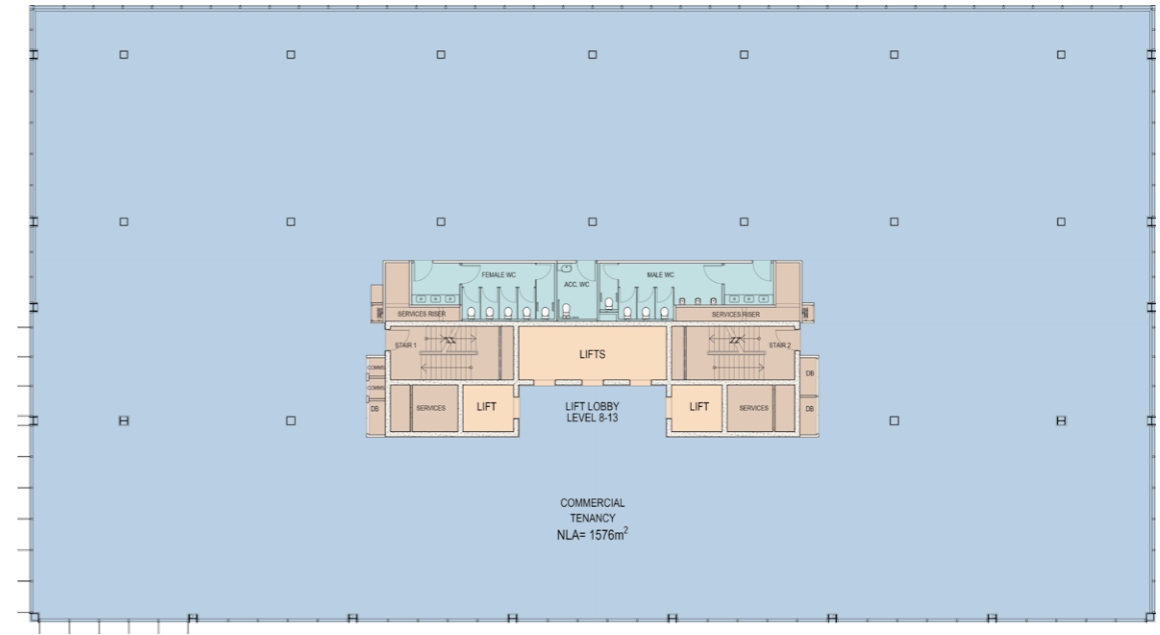
Levels 3 - 6

Work Place / Space

- Lifts
- Plant/Fire Stairs/Risers
- Showers/Lockers/Toilets/Change Rooms
- Commercial/Office



Level 7



Levels 8 - 13

Work Place / Space

- Lifts
- Plant/Fire Stairs/Risers
- Toilets
- Commercial/Office

Sustainability

Prosperity/ Integrity

108 Wakefield St is committed to providing a healthy, productive and responsible workplace.

It will deliver A-Grade office space in accordance with PCA guidelines and is registered as a Green Star project with a targeted 5 Star Green Star rating Office Version 3 and a 5 Star NABERS rating.

Key environmental features include:

- High efficiency façade to reduce solar transmission.
- Maximum daylight levels and window views.
- High efficiency HVAC systems.
- Energy efficient light and movement activated lighting controls.
- Low VOC paints, adhesives, paints and carpet throughout the building.
- CO2 monitoring systems continually monitor and adjust outside air ventilation rates.
- Roof mounted solar collection panels.
- Lift services design incorporates high rise / low rise destination control, improving traffic flow and reducing power consumption.
- End of trip facilities incorporating visitor and occupant bicycle parking, occupant shower, change and locker facilities.
- Recycling waste collection area.
- Dedicated Building Management System and Energy Metering.

Sustainable benefits such as these will increase workplace productivity, reduce occupancy costs and benefit sustainable integrity.

PCA A Grade Guidelines

108 Wakefield St

Comments

Descriptor

- High Quality Space
- Good views, outlook and natural light
- Good quality lobby and lift finishes
- Good access from an attractive street setting
- Good quality lift ride
- High quality presentation and maintenance

- ✓
- ✓
- ✓
- ✓
- ✓

- ✓
- ✓
- ✓
- ✓
- ✓

Perimeter zone Daylight Factor > 9%.
20% of the NLA achieving 250 Lux or greater from natural daylight.
Latest technology WVF hoist machines with high-rise/low-rise and Destination Control systems.

Environmental

- Environmental Rating (Green Star)
- Energy/Greenhouse (NABERS)

- > = 5 Star
- > = 5 Star

- ✓
- ✓

Targeting 5 Star GBCA Design Rating.
Achieved comfortable 5 Stars using NABERS Validation Protocol.

Configuration

- Building Size (NLA)
- Floor Plate (NLA)
- Tenant Services Zone (mm)
- High Loading (% of NLA)

- > 5,000 sqm
- > 800 sqm
- > = 150
- 5% > 7.5kPa

- ✓
- ✓
- ✓
- ✓

L1-6 < 800sqm.

Mechanical

- Zones (all air systems – sqm perimeter/central)
- Tenant Equipment (W/sqm)
- Tenant Supplementary Loop (cooling W/sqm)
- After Hours Operation (min zones per floor)
- Cooling Plant Redundancy (% peak cooling load)

- < = 85/120
- > = 12
- > = 20
- 2
- 50%

- ✓
- ✓
- ✓
- ✓
- ✓

Tenant Risers

- General Exhaust (l/s/sqm)
- Commercial Kitchen Exhaust (No.)
- Supplementary Toilet Exhaust (l/s/sqm)
- Supplementary Outside Air (l/s/sqm)

- 0.1
- Minimum 1
- 0.2
- 0.3

- ✓
- ✓
- ✓
- ✓

Space provided for future kitchen exhaust riser if required.

Blank duct provided for future connection.

Lifts

- Type
- Waiting Intervals (seconds)
- Handling Capacity (%)
- Car Capacity (No. Persons)
- Lateral Vibration (mg)
- Goods Lift (No.)

- < = 30
- > = 13
- > = 16
- < = 20
- > = 1

- ✓
- ✓
- ✓
- ✓
- ✓

Destination control technology.

Minimum car size 21 person capacity.
Exclusive service function and protective blankets to 1 of lift. Additional lift car head room provided throughout and through car type lift provided with access to loading area.

Electrical

- Power (VA/sqm)
- Power Factor Correction (Y/N)
- Lighting Power Consumption (W/sqm)
- Lighting Control (programmable Y/N)
- Building Intelligence (type)

- > = 50
- N
- < = 12
- Y
- Full BMCS

- ✓
- ✓
- ✓
- ✓
- ✓

Not required by SAPN/BCA.

Comprehensive BAS with web-based access and monitoring.

Standby Power – Base Building

- Lifts
- Emergency Services (other than lifts - %)
- House Lights & Power (%)
- Tenant Supplementary loop (\$)
- Tenant Lights & Power
- Peak Load Lopping using Standard Power (Y/N)

- 1 lift
- 100
- 50
- 100
- Space provision
- N

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓

Not required.

Building Management

- Recycling (Capability)

- Y

- ✓

Dedicated waste disposal area designed to facilitate recycling.

Communications

- In-Building Mobile Phone Coverage

- 100% NLA

- ✓

Coverage expected from general network.

Hydraulics

- Fittings (Rating)
- Water Demand Sub-Metering
- Recycled water connection (over and above PCA requirements)

- 2 Star
- Y
- N

- ✓
- ✓
- ✓

5 Star Wels tapware.
4 Star Wels WCs & Showers.

GAP Water not available in proximity to the site.

Security

- Access System (Type)
- Control Room or Desk (Level of Service)
- CCTV (Extent of Coverage)
- Inter-floor Fire Stairs Access No.

- Proximity
- Off-site 24/7
- Main public areas
- Minimum 1

- ✓
- ✓
- ✓
- ✓

Amenities

- Change Rooms, Showers & Lockers (Y/N)

- Y

- ✓

Parking

- Carpark (Y/N)
- Bicycle (Y/N)
- Loading Docks or Delivery Bays (Y/N)
- Courier Parking (Y/N)

- Y
- Y
- Y
- Y

- ✓
- ✓
- ✓
- ✓



Car Parking

More Space/ Less Stress

108 Wakefield St will provide significantly more car parking with over 600 spaces available to the building.

The building provides an enclosed bay car park already built with ease of access to 108 Wakefield St. The enclosed car park is recently completed with standout design. It is a contemporary and stylish building that will compliment 108 Wakefield St.

Also included in 108 Wakefield's base building design are secure bicycle parking, male and female tenant change facilities with showers and lockers.

Visitors to 108 Wakefield St will also be able to secure their bicycles safely plus have plenty of short term, on street car parking and loading zones available directly in front of the building on Wakefield Street.

With all this extra space, 108 Wakefield St will deliver a calmer, less stressful working environment.

Kyren Group - Developer

Reputation & Credibility

The Kyren Group has a strong history of developing successful commercial and residential projects and commercial car park facilities in Adelaide's CBD such as 70 Franklin Street, 400 King William Street, Palais Apartments on North Terrace and Alpha Apartments on Frome Street.

By incorporating the latest in sustainable technology with state-of-the-art design, the Kyren Group is confident that 108 Wakefield St will set an exciting new standard for CBD office and retail developments.



PwC Building Quest on Franklin



Credit Union SA Head Office



Workcover SA Fit-out



Credit Union SA House



HWA Fit-out



HWA Fit-out

2001	Auto Park on Mill Street	\$25m	Located within the Adelaide Central Market precinct and adjacent to the South Australian Courts, the facility provides 589 bays over nine levels.
2005	Alpha Apartments on Rundle Street	\$55m	Forty eight apartments placed over a multi-storey carpark provide large scale balconies that take full advantage of their cosmopolitan location.
	Frome Street Car Park	\$25m	This seven level multi-deck car park with ground floor retail located in the East End Precinct, services both Alpha Apartments residents and visitors to Adelaide East End.
2006	Auto Park on Gilles Street	\$30m	This facility provides 507 parking bays over eight levels. Boutique commercial offices have been incorporated to the front of the site along with ground floor retail.
2007	Palais Apartments North Terrace	\$45m	Over four levels, Palais provides one hundred residential apartments, ground floor retail and two levels of public car parking directly adjacent the historic Ayers House and the East End Precinct.
	Lot 8 Apartments 16-20 Coglein Street	\$45m	In the heart of Adelaide's Central Market precinct this development embraces ESD principles with Low E double glazing, chilled beam air conditioning and on-site water harvesting over seven levels of commercial office space and six levels of apartments.
2009	Credit Union SA House 400 King William Street	\$100m	Considered a landmark building in southern Adelaide and the catalyst for other development in the area. This multi-storey commercial office building offers 22,500m ² of A-Grade office space to Blue chip tenants. 5 Star Green Star and 5 Star NABERS rating achieved.
2011	Auto Park on Young Street	\$35m	Located adjacent to the commercial precinct of Franklin and Waymouth Streets, this facility provides 617 bays over 8 levels along with ground floor retail tenancies.
2013	PwC Building 70 Franklin Street	\$100m	This sixteen storey A-Grade office building delivers 20,500m ² of space for blue chip tenants. 5 Star Green Star rating and 5 Star NABERS Rating achieved.
	Quest on Franklin 74 Franklin Street	\$40m	Landmark fourteen level 4.5 star apartment hotel comprising of one hundred and seventeen serviced apartment suites along with meeting rooms and guest amenities.

Developed by:



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