

# Durack Centre

263 Adelaide Terrace, Perth WA  
2 Victoria Avenue, Perth WA

Now  
leasing





Welcome



## Prime positioning

Durack Centre, home of 263 Adelaide Terrace and 2 Victoria Avenue, is perfectly positioned with Langley Park and the Swan River at your fingertips and Perth CBD a stone's throw away.

The properties' addresses benefit from strong connectivity to public transport and Perth's road and freeway network.

At Durack Centre, you will find flexible office solutions in a contemporary A-grade building with high retail and health and wellbeing amenity, connectivity and expansive river views.

Both buildings feature spacious, efficient floor plates, modern end-of-trip facilities, on-site cafe and gym.

Find the space that will allow your business to thrive at Durack Centre.





## Everything, and more

Durack Centre is easily accessed by Mounts Bay Road, the Causeway, Graham Farmer Freeway and major arterial roads. It is well connected via public transport including the CAT bus service and Mclver Train Station.

Nearby Perth CBD amenities include the Treasury Precinct, as well as direct access to Langley Park and the Swan River.

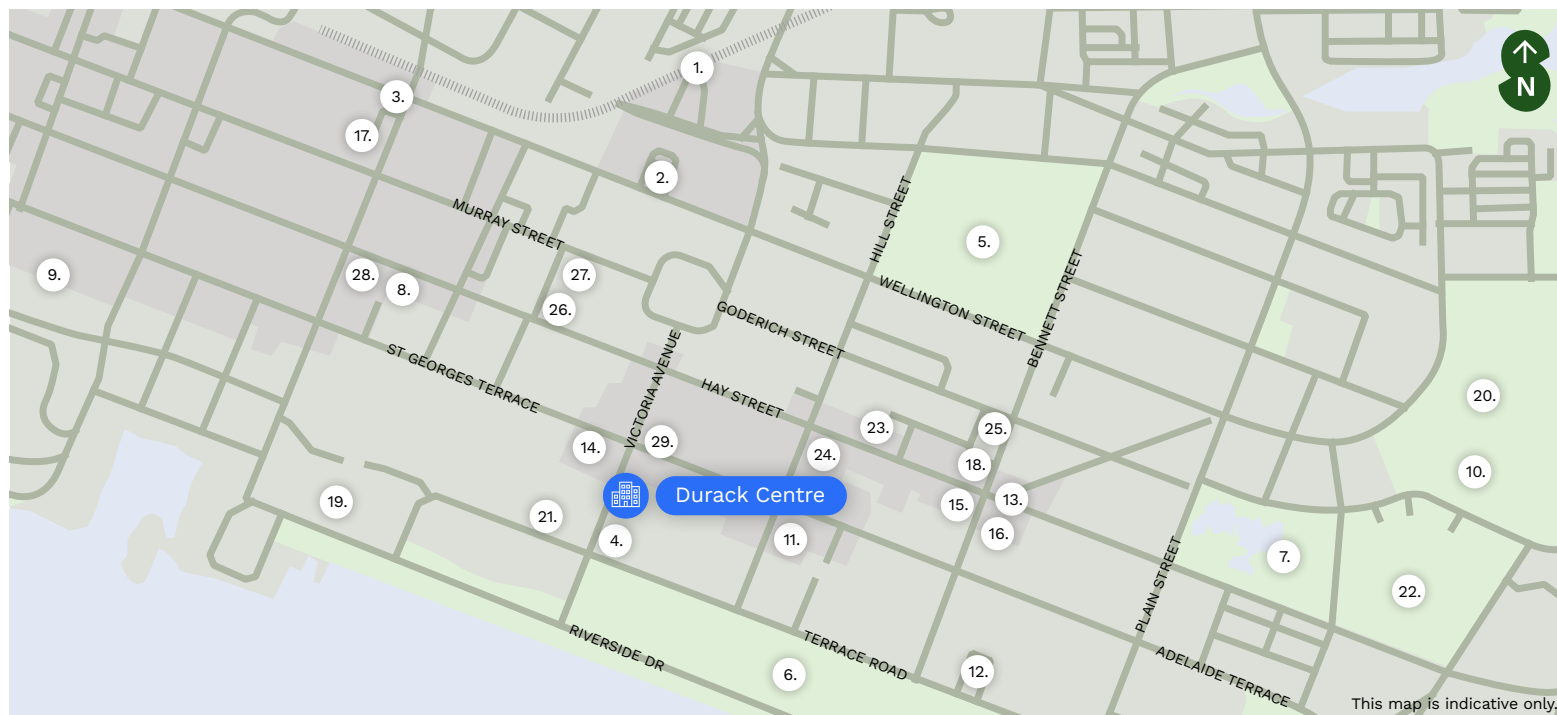
The area is increasingly reaching its potential as a world-class place for innovation and collaboration with a strong employment focus. Think food, retail, cafes, bars and restaurants, local sporting clubs, and health and family-oriented services.





# Convenient local links

A-Grade location



### Local amenities

- 1. Mclver Train Station
- 2. Royal Perth Hospital
- 3. Perth CBD

### Fitness and wellbeing

- 4. Victoria Avenue Fitness Centre
- 5. Wellington Square (Moort-ak Waadiny)
- 6. Langley Park
- 7. Queens Gardens

### Childcare

- 8. Bilingual By Five
- 9. Buggles Child Care Brookfield Place
- 10. Goodstart Early Learning East Perth

### Hotels and accommodation

- 11. Pan Pacific Hotel Perth
- 12. Crowne Plaza
- 13. Mantra on Hay Perth
- 14. Duxton Hotel Perth

### Services

- 15. Australia Post – East Perth Shop
- 16. No Birds Bayswater Car Rental
- 17. Woolworths Murray Street
- 18. Carlton Fresh

### Experiences

- 19. Supreme Court Gardens
- 20. Gloucester Park
- 21. Perth Concert Hall
- 22. Western Australian Cricket Association

### Cafes and restaurants

- 23. Bulgogi BBQ
- 24. Duotone East Perth
- 25. Tingkat
- 26. Hadiqa
- 27. Garum
- 28. Petition
- 29. Public House

### Retail

- Murray Street Mall
- Forrest Chase
- London Court
- Raine Square
- Wesley Quarter





Image is indicative only.

## Spaces to thrive

Durack Centre offers efficient, well thought out and flexible floor plates in a contemporary building. The building boasts large windows providing sweeping views of the district and natural light penetration.

**[Click here](#)** to view the current opportunities and to find the space for your business to thrive.



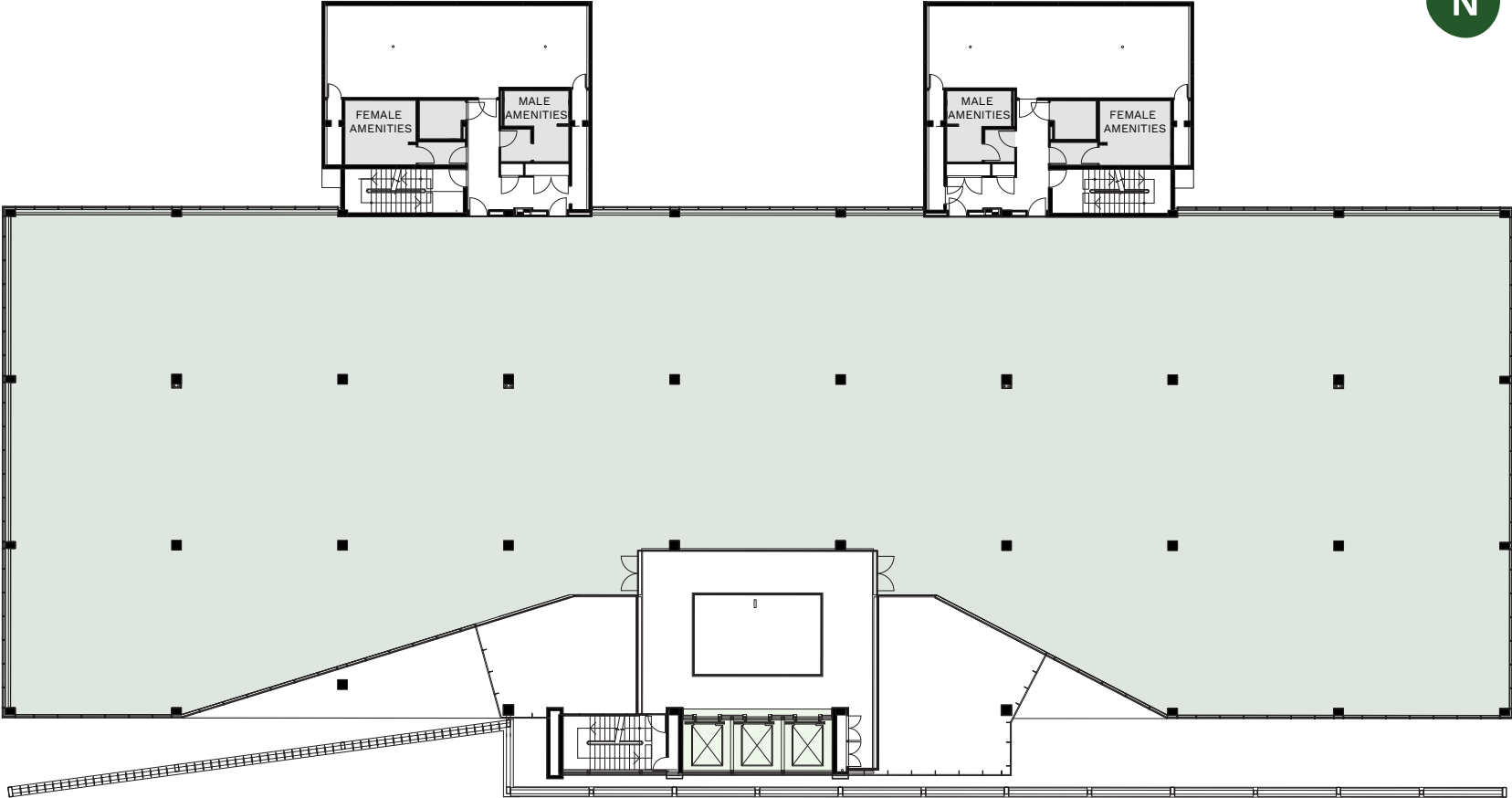
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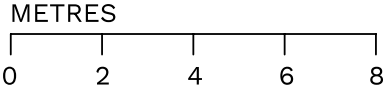
# Whole floor plan (indicative)

2 Victoria Avenue



**Key**

- Lettable Area
- Lift Core
- WC Areas



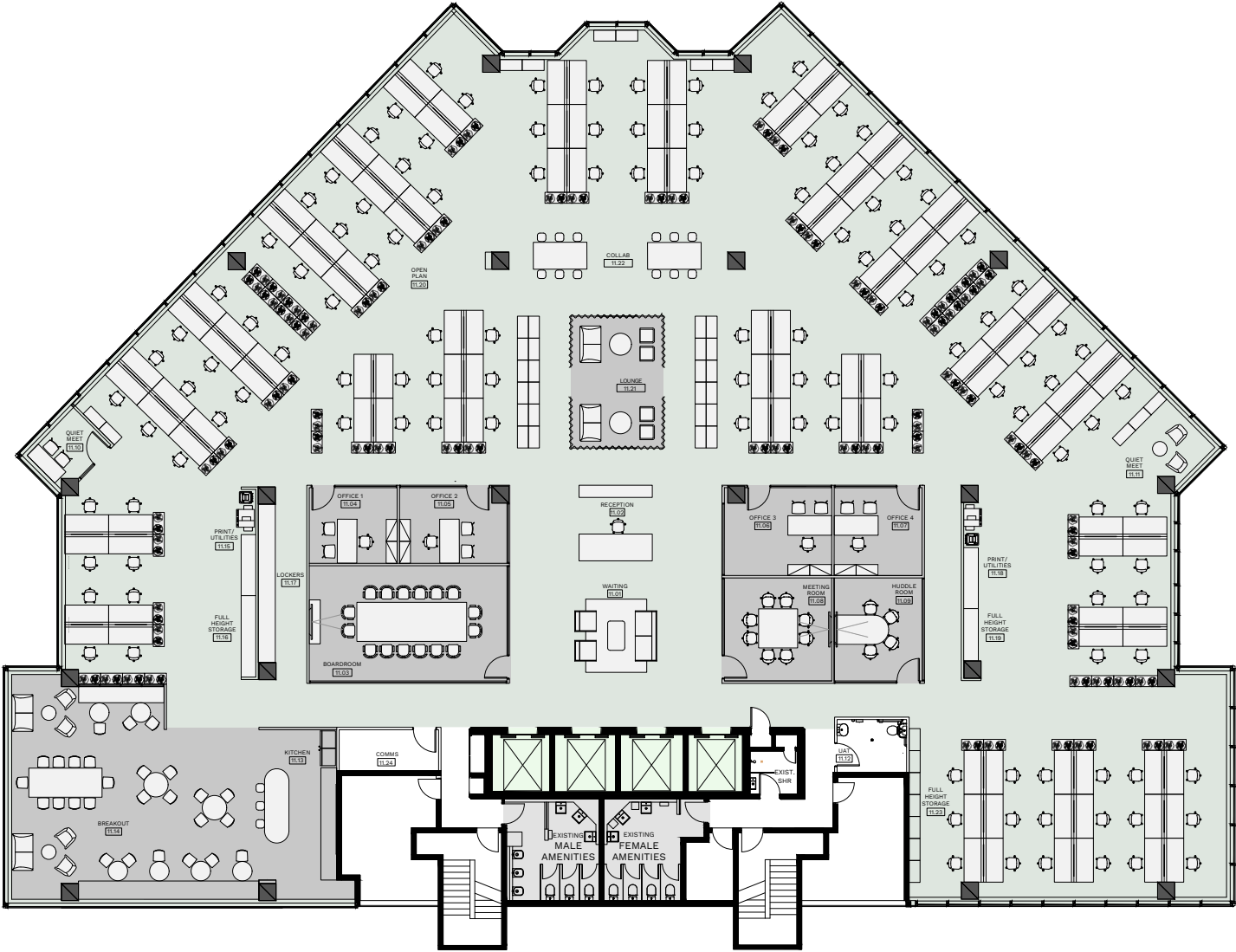
This plan is indicative only. Subject to change.





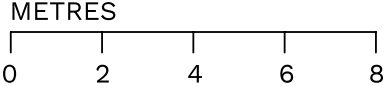
# Spec suite fitout example

263 Adelaide Terrace



**Key**

- Lettable Area
- Shared Areas
- Lift Core
- WC Areas



This plan is indicative only. Subject to change.





## Technical specifications 263 Adelaide Terrace

### Building hours

- Monday–Friday, 7am–6pm
- Tenant access is available 24/7

### Air conditioning

- Air conditioning typically operates from 7am–6pm Monday to Friday
- After-hours air conditioning (AHAC) is available upon request
- Supplementary units however are not base building and should be maintained by the tenant

### Condenser water allocation

- 15 W/sqm
- 1.72 L/s per floor

### Fire protection

- Smoke detection, automatic sprinklers and EWIS
- 2 hose reels per floor

### Lifts

- 4 lifts with destination control from Ground Floor including one lift that is used as a passenger/goods lift

### Electrical capacity (amps/floor)

- 3 phase 400A

### Backup power

- Generator for base building essential services
- Ability for tenant to install their own generator<sup>^</sup>

### Access control system

- Syrus and Presco Proximity Readers
- Evolution Management System

### Ceiling heights

- Floor to ceiling – 2,700mm
- Slab to slab – 3,300mm

### Fibre providers

- Telstra, Optus, Fibrenet, Vocus
- NBN ready
- MTAV available

### Parking

- 1:20sqm

<sup>^</sup>Subject to Stockland approvals.



# Technical specifications 2 Victoria Avenue

### **Building hours**

- Monday–Friday, 7am–6pm
- Tenant access is available 24/7

### **Air conditioning**

- Air conditioning typically operates from 7am–6pm Monday to Friday
- After-hours air conditioning (AHAC) is available upon request
- Supplementary units however are not base building and should be maintained by the tenant

### **Condenser water allocation**

- 41.6 W/sqm
- 2.5 L/s per floor

### **Fire protection**

- Smoke detection, automatic sprinklers and EWIS
- 2 hose reels per floor

### **Lifts**

- 3 lifts with destination control from Ground Floor including one lift that is used as a passenger/goods lift

### **Electrical capacity (amps/floor)**

- 400A

### **Backup power**

- Emergency & Exist lighting test switch, self contained

### **Access control system**

- Syrus and Presco Proximity Readers
- Evolution Management System

### **Ceiling heights**

- Floor to ceiling – 2,700mm
- Slab to slab – 3,300mm

### **Fibre providers**

- Telstra, Optus, Fibrenet, Vocus
- NBN ready
- MTAV available

### **Parking**

- 1:80sqm

<sup>^</sup>Subject to Stockland approvals.





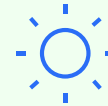
# Your partner



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Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion<sup>^</sup> of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion\*#

## Global recognition of sustainability leadership

**Global Top 5 ranking** on S&P Global Dow Jones Sustainability Index for 12 consecutive years



**GRESB Green Star** rating for 9 years



**AAA ESG Rating** from MSCI for over 10 years



**Employer of Choice for Gender Equality** Australia's Workplace Gender Equality Agency



To find out more about Stockland, please visit our website - [stockland.com.au](http://stockland.com.au)

<sup>^</sup>Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.  
<sup>\*</sup>Forecast end value on completion. #Includes M\_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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