



Project specifications

GENERAL

Structure	Concrete walls
External Walls	Concrete walls & curtain wall glazing
Internal Walls	Plasterboard walls
Car Park	10 space automated WÖHR car stacker system
Bicycle Storage	Secure storage for 14 bikes

LOBBY & GROUND FLOOR COMMON AREAS

Floor Finish	Marble silver ash & bluestone
Wall Finish	Marble silver ash & render
Ceiling	Plasterboard painted
Lighting	Feature pendant and LED lighting

END OF TRIP FACILITIES

Floor Finish	Marble silver ash
Wall Finish	Marble silver ash & paint
Lighting	LED downlights
Fittings & Fixtures	Matte black powder coat
Lockers	35 secure lockers
Appliances	Dyson hand dryers
Features	Vanity, toilet & shower

OFFICE SUITE FINISHES

Floor Finish	Carpet tiles
Wall Finish	Plasterboard painted white
Ceiling	Exposed soffit with services painted white
Lighting	Track lighting

ROOFTOP

Lift	Access Rooftop
Floor	Limestone pearl matte
Furniture	Table & chairs
Lighting	LED wall lights

BATHROOM – PER FLOOR

Floor Finish	Limestone pearl matte
Wall Finish	Limestone pearl matte, plasterboard painted
Lighting	LED downlights
Fittings & Fixtures	Matte black powder coat
Appliances	Dyson hand dryers
Features	Vanity & toilet

KITCHENETTE – PER FLOOR

Floor Finish	Tiles
Wall Finish	Mirror splash back and plasterboard
Joinery	Polytec laminate with stone benchtop
Fittings & Fixtures	Matte black powder coat
Appliances	Refrigerator, dishwasher, chilled and boiling water dispenser
Features	Sink

BUILDING SERVICES

Heating & Cooling	Individually controlled HVAC systems for each office level
Lighting	LED track lighting throughout
Hot Water	Instantaneous electric hot water to bathrooms and kitchens on each level
Lift	1 x 15 person passenger lift
Fire Protection	Automatic sprinkler system throughout the building

COMMUNICATIONS & TECHNOLOGY

Internet Connection	High speed NBN broadband connection provided to each office
Building Security	Building secured by electronic access control system with after hours intercom system. 24-hour CCTV surveillance to building entries
Access Control	Building access via electric strike. Visitor access via video and audio enabled intercom

ENVIRONMENTAL SUSTAINABILITY

Solar Panels	3kW solar panels on the roof
Windows	Double glazed windows to better regulate office temperature
Lighting	LED lighting throughout