



FOR LEASE
68-70 Gheringhap Street, Geelong



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The brief.

Tenant	Your business name here...
Location	Level 1, 68-70 Gheringhap Street, Geelong
Building	Seeking a strategically located office space in Central Geelong.
Size	200 - 1500m2
Commitment	
Timing	Immediately for existing, Q4 for customised space.
Requirements	<ul style="list-style-type: none">- Central Geelong CBD location- Abundance of perimeter glazing natural light- Flexible floorplate, suitable for fitting of co-working- Prominent building with good signage opportunities

Building summary.

Property

68-70 Gheringhap Street, Geelong

Size

Building Area Total NLA - 3,178m²

Parking

Car Parking Car Parking is generally provided at a rate of 2 cars per 100m² being a mix of basement and on-grade.

Bicycle Parking Additional bicycle parking to be installed in the basement as part of the proposed refurbishment

Refurbishment

The Building is set to undergo a substantial refurbishment which is including but not limited to:

New Mechanical New energy efficient independently controlled mechanical (AC) services to be installed as per the Tenancy split plan provided.

Facade Works The Landlord is proposing implementing a new design and scope of works to update the aesthetic of the building facade with new common building signage (numbering, directories, etc) to be installed.

Landscaping The landing is set to undergo a substantial upgrade to include new steps, exposed aggregate pathways, fencing, planting, timber deck and external seating area which will transform the area.

Services Upgrade The services of the building will be upgraded as required in order to deliver the refurbishment. This includes new tenancy distribution boards and separately metered services where appropriate.

New Lobby New lobby design with new floor and wall finishes throughout, and the removal of structural walls to open the stair access to Level 1 improving the staff and customer journey between the levels.

New Finishes (Warm Shell) The Landlord will handover the Tenancy with a new warm shell finishes including new glazed Tenancy entrances, ceiling grid & acoustic tile, energy efficient task lighting, carpet and paint throughout. The Tenant may elect to take contributions in lieu of these the warm shell items and integrate the finishes into the Tenant's Fitout Design for a better integrated design solution.

Building Features

- Abundance of natural light
- Substantial glazing views from upper level
- 24/7 Access
- Premium Central Geelong location
- Lift access & DDA compliant amenities
- Open and flexible floorplates for flexible fitout
- Brand new independently controlled & metered services
- Substantial Secure Basement Parking
- Close proximity to public transport (train & bus)
- Prominent location and great signage opportunities

Location.

68-70 Gheringhap.



Geelong Train Station

Proposed City of Greater Geelong Council Head Office

Proposed Convention and Exhibition Centre

Geelong Library and Johnstone Park

James Street Restaurant Precinct

Cunningham Pier

Deakin University Geelong

Westfield Geelong

Bus Interchange

Market Square Shopping Centre

Eastern Beach

Little Malop Street

Ryrie Street

Yarra Street

Moorabool Street

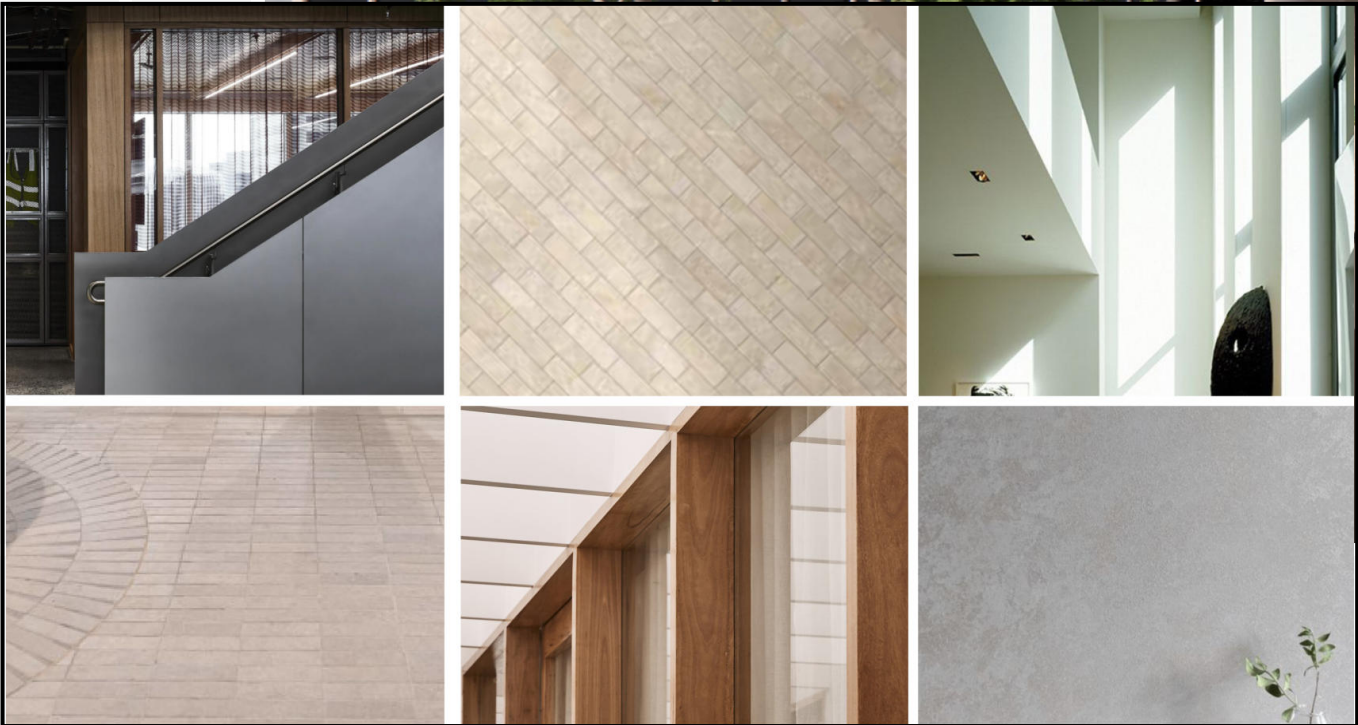
Myers Street

Geelong Hospital

Gheringhap Street

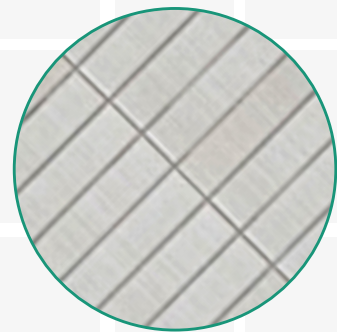


Proposed Building Refurbishment.



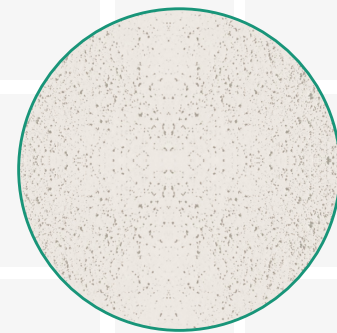
Made For.

LOBBY GROUND FLOOR PLAN



**FLOORING & WAYFINDING
SIGNAGE WALL SCOPE**

New stacked light beige brick tile
flooring to whole lobby zone



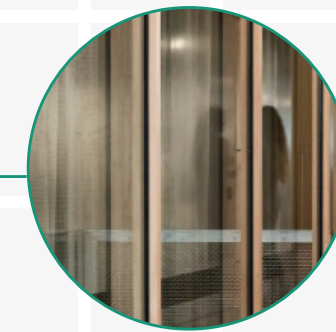
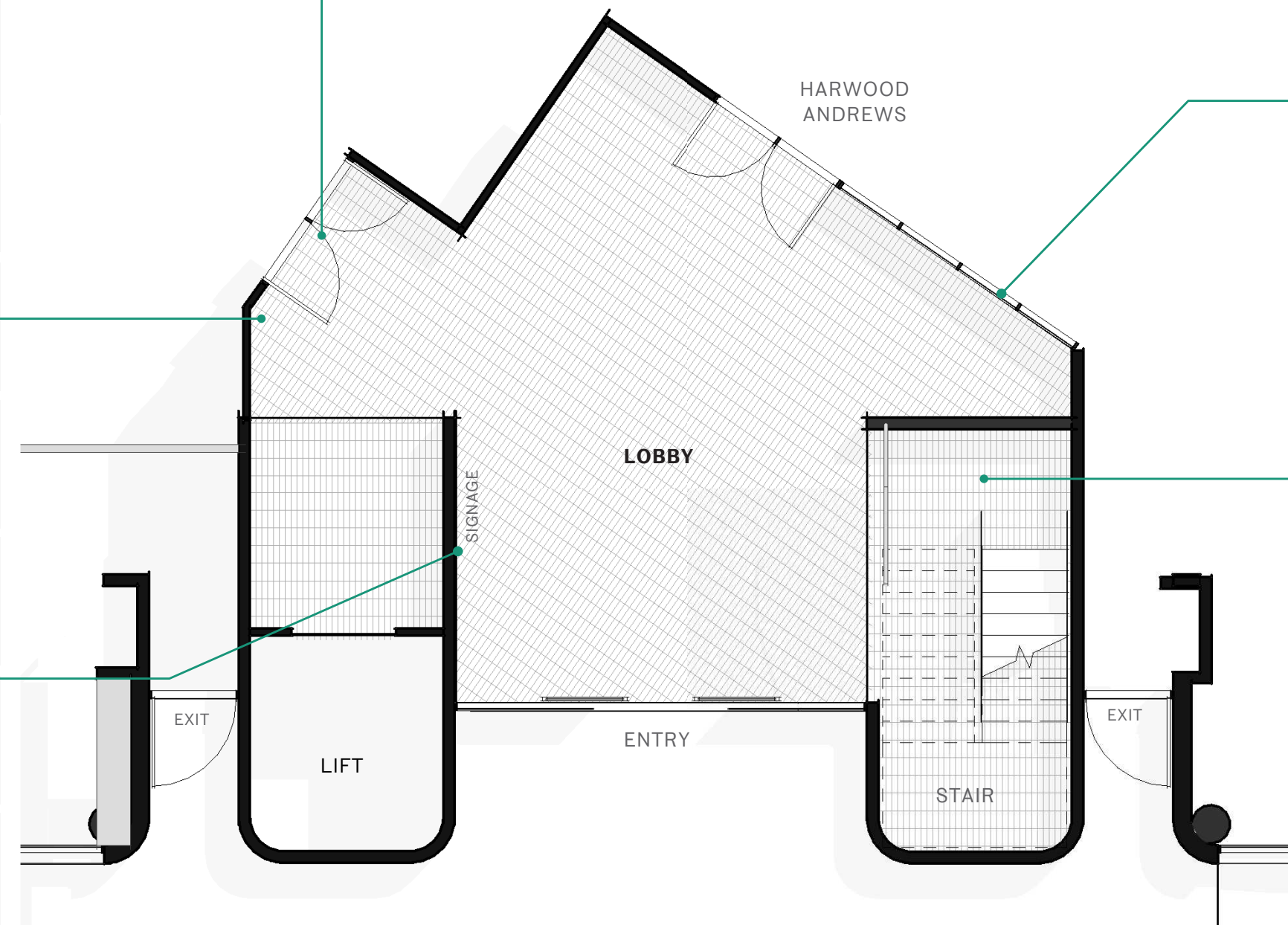
WALL TREATMENT SCOPE

Light grey artisan render to all
applicable walls



SIGNAGE SCOPE

Timber laser cut & vinyl signage
board to lift and stair walls



PARTITION SCOPE

Existing Harwood Andrews FOH
partitions to be removed and
replaced with timber partitions



STAIR SCOPE

New balustrade & flooring to stair

The plans.

New lanscape.



FEATURE STAIRS WITH INCORPORATED PLANTING AREAS



EXPOSED AGGREGATE STAIRS AND ADJOINING BRICK WALLS



EXPOSED AGGREGATE CONCRETE PAVING



BLACK METAL SLAT FENCING. ROTATE BLADES TO PROVIDE ADDITIONAL SCREENING WHERE APPROPRIATE



MASS PLANTING TO COMPLEMENT EXISTING BIRCH TREES & PROVIDE COLOUR, WHILE ORGANISING GARDEN BEDS



RETAIN BIRCH TREES AND ADD ADDITIONAL TREES TO CREATE FEATURE PLANTING AREAS OR COPSES



BRICK FEATURE WALLS



SIGNAGE ON BRICK WALLS, WITH POSSIBLE INTEGRATED LIGHTING BEHIND



PROPOSED BRICK MATERIAL, SUCH AS 'NUBRICK ARTISAN TUNDRA' (MATCH WITH BEIGE INTERIOR TILES)



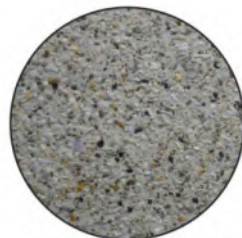
SIMPLE AND COMPLEMENTARY MASS PLANTING TO THE UNDERSTOREY OF BIRCH TREES HIGHLIGHTS THEIR BARK



DECK SEATING AND GATHERING SPACES SURROUNDED BY GARDEN BED



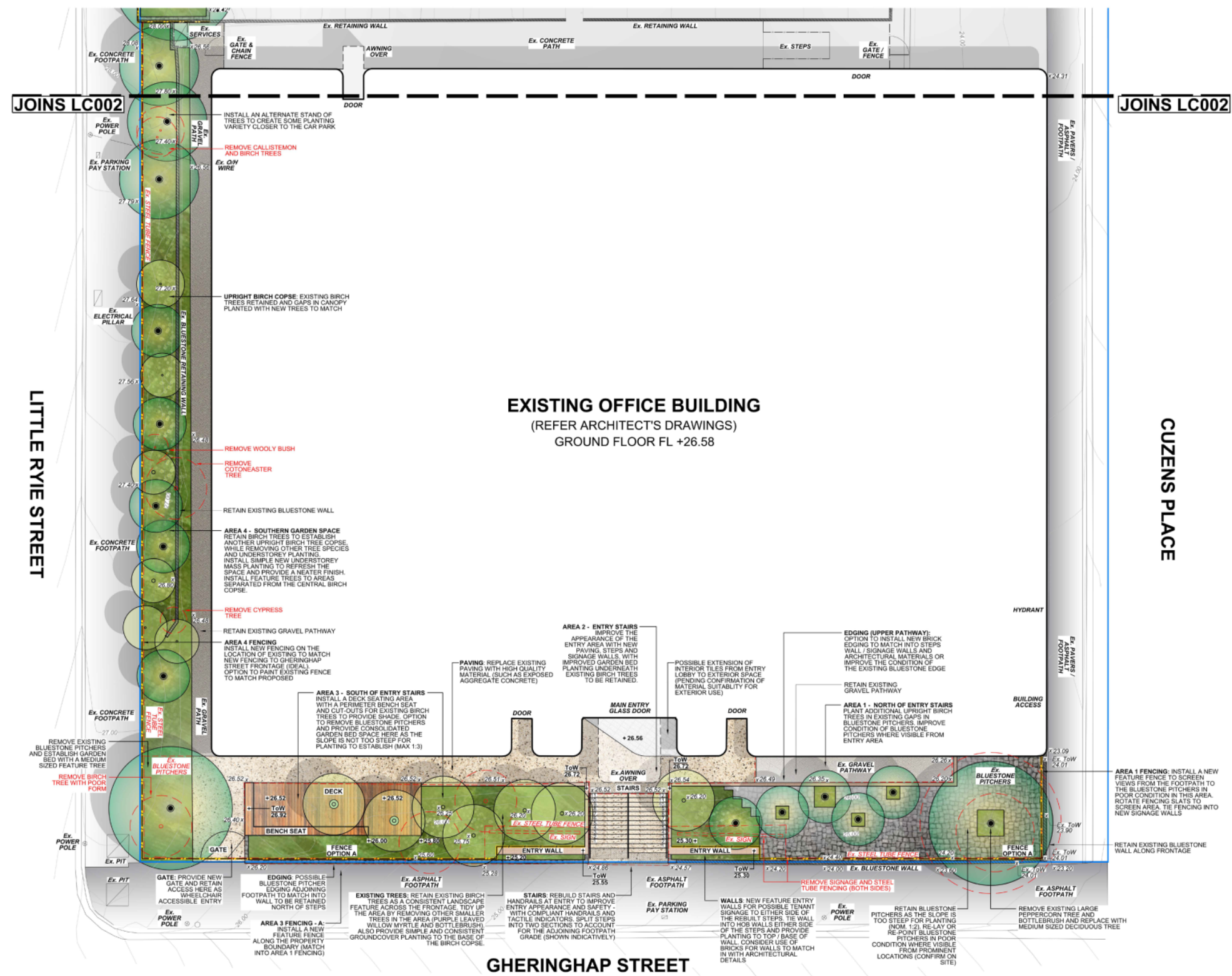
RETAIN EXISTING BIRCH TREES IN DECK SPACES



PROPOSED EXPOSED AGGREGATE CONCRETE MATERIAL, SUCH AS GEOSTONE BASS STRAIT BIANCO EXPOSED

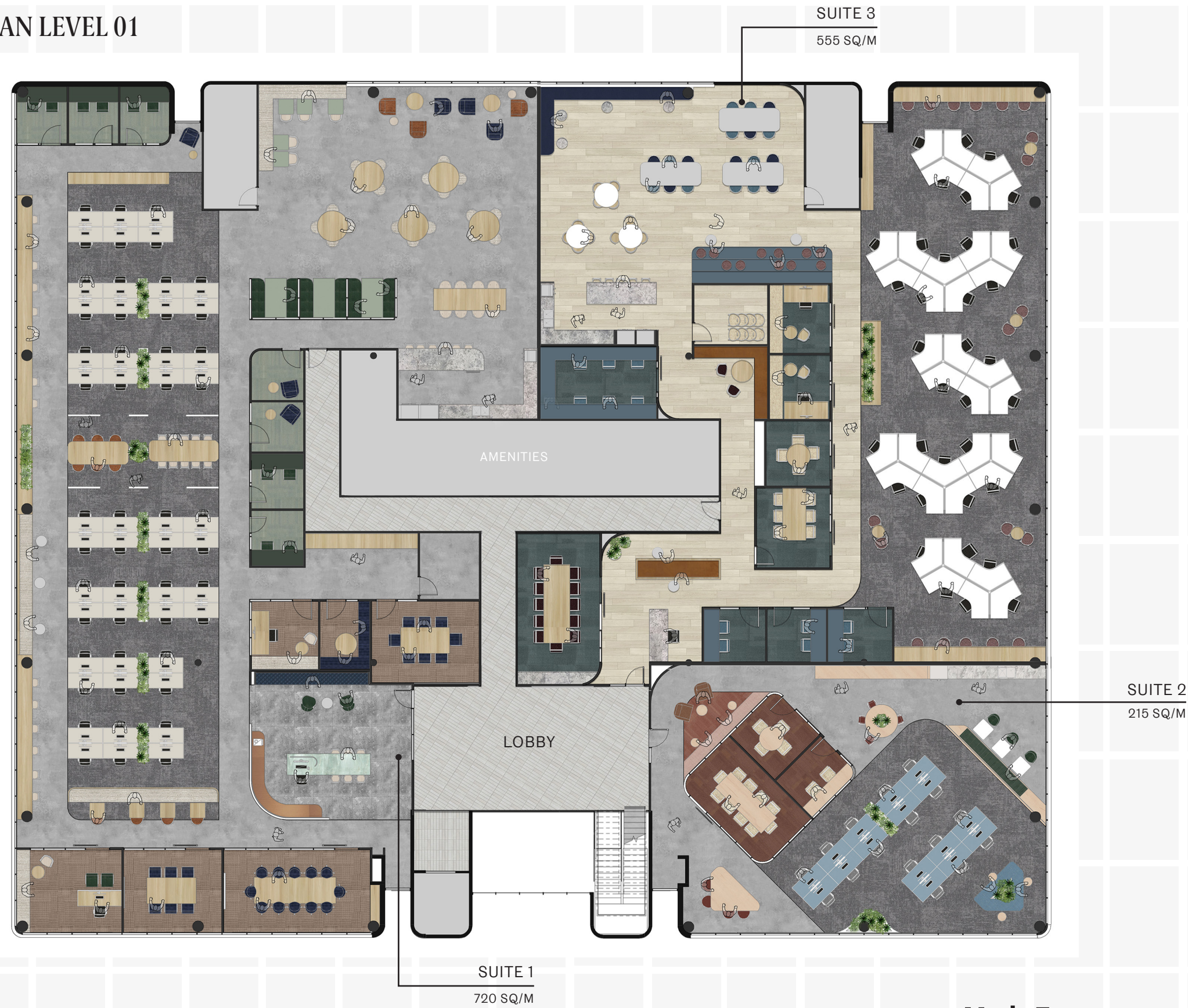


NEW LARGER TREES THAT COMPLEMENT THE EXISTING BIRCH TREES



The plans.

PLAN LEVEL 01



Made For.

LEVEL 1 LOBBY VISUAL



ENTRY & CONCIERGE VISUAL



KITCHEN & BREAKOUT VISUAL

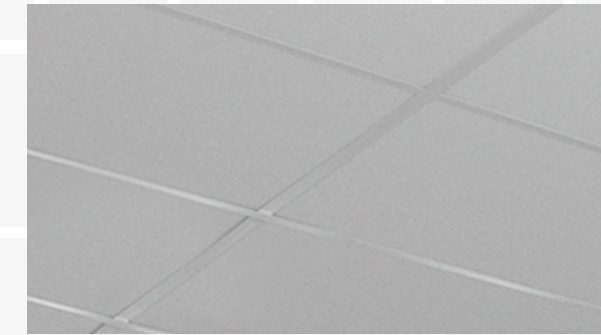


WORKSPACE & BREAKOUT VISUAL



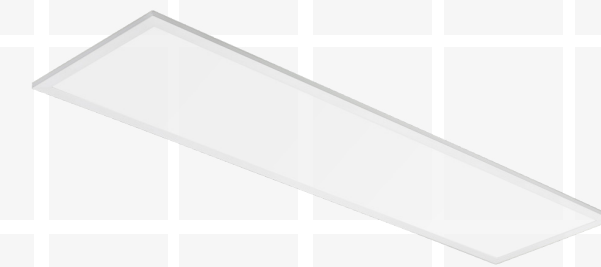


CEILING GRID & TILE



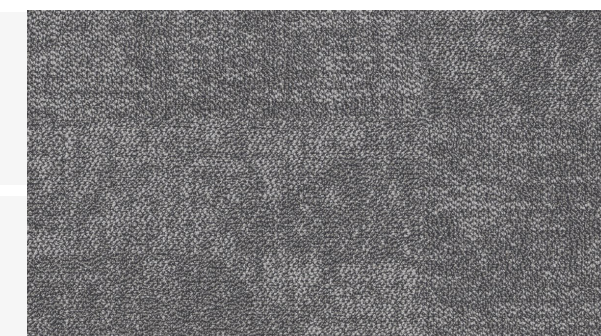
SUPPLIER: ARMSTRONG CEILINGS
RANGE: ULTIMA
PANEL: TEGULAR 15/90 - SUPRAFINE 15MM GRID GRID
COLOUR: WHITE
TILE COLOUR: WHITE
SIZE: 1200 X 600MM

LIGHTING (LED TROFFER)



SUPPLIER: SAL OR EQUIVALENT
PRODUCT: PANEL S9784HE PRODUCT:
LANDFORM TILE 5T449 COLOUR:
WHITE
SIZE: 1195L X 595 W MM

CARPET TILE



SUPPLIER: SHAW CONTRACT COLLECTION:
FLOOR ARCHITECTURE II PRODUCT:
LANDFORM TILE 5T449 COLOUR: SILT 06518
SIZE: 61 X 61CM

The commercials.

Landlord

Up Property and or nominee

Tenant

Your business name here...

Premises

Level 1, 68-70 Gheringhap Street,
Geelong, Victoria

Area

Up to 1,694m² (at the Tenant's Election)

Lease Term

Minimum five (5) year term

Further Term

A single further term consistent with the
initial term of the Lease.

Commencement

Upon completion of the Landlord Works,
expected mid-2023 or such later date
as agreed between the parties.

Rental

\$395 per m² per annum net plus GST

Outgoings

Currently estimated at \$65 per m².

Incentive

The Landlord will provide a market incentive
to be agreed between the parties.

Incentive to be provided based as one or
combination of the following:

- Landlord Works to Tenant Specifications
- Capital contribution to Tenant Fitout
- Rent-free period from Lease Commencement; or
- Rental abatement throughout the term

Car Parking

The Tenant will be granted an exclusive
licence for up to ?? car spaces based on
the area (2 per 100m²) at a cost of:
_ \$220 per bay pcm (on-grade)
_ \$280 per bay pcm (secure basement)

Reviews

The rent is to be reviewed annually by a
fixed 4% per annum

The team.

Up

Developer / Landlord / Asset Manager - Up Property

Up Property is a boutique investment company located in Melbourne, Australia. We focus on commercial property investment and residential development. Strong property fundamentals, progressive thinking and creative vision sit at the heart of our methodology.

Our expertise lies in identifying, acquiring and managing real estate transformations that offer compelling upside potential. With extensive experience in bringing development projects to market, we manage all stages of the development lifecycle – from acquisition, design & planning, to leasing, marketing and construction.

We work with leading architects and consultants who share our passion for design and quality, and seek to redefine the benchmark for contemporary spaces.

Made For.

Appointed Architecture & Interiors - Made For.

Made for is an exceptional architecture and interior design studio known for creating exceptional spaces, delivered with clarity and made for people.

The team is led by a belief that great design is driven by a deep understanding of people. This strategy driven approach informs everything the strategic architecture firm designs and because buildings are less about the walls themselves and more about the people working within them - they take an inside out, inhabitant first approach.

Connect plus.

property solutions

Project Manager - Connect Plus

Connect Plus is a specialist Melbourne based development management and advisory company. Drawing on successful delivery of residential, commercial and hospitality projects, it prides itself on effective communication with stakeholders to provide project support to deliver built outcomes within recognised timeframes and budgets. It sets clear project goals from the outset and achieves them by building and leading strong professional teams with excellent skill sets and communication abilities.



Preferred Services Engineer - ADP

ADP Consulting is an Australian owned, building services engineering firm with offices in Melbourne, Sydney and Brisbane. Working across a wide range of sectors and building and specialist services, they are a progressive and passionate team, priding themselves in the delivery of successful outcomes for their clients through the best mix of technology, innovation and inspiration.



Preferred Construction Partner - Lyons Construction

Established in 1929, Lyons Construction is a third generation family owned business and Geelong's oldest and largest commercial building company. A leader in their industry, Lyons Construction, enhances Geelong and regions by constructing buildings of excellence and has proven capabilities across a range of sectors including education, health, aged care, government, public buildings, retail, and hospitality.

They take pride in investing in the local community by providing jobs and training opportunities, engaging local subcontractors and utilising local suppliers and businesses.

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