



WHERE WORK AND LIFE ARE CENTRED



CENTRAL
PARK



There's one address in Perth's CBD that doesn't just put you at the centre of it all, it's where work and life are centred too.

From soaking up breathtaking views to a workout in the gym, focusing in the meeting spaces to relaxing in the parklands; it's where you'll find balance all around you.

Where the beat of commerce and culture lie just a few steps north, south, east and west — that's being centred.

Welcome to Central Park.



STANDING ABOVE ALL

PERTH'S PREMIER BUSINESS ADDRESS

Look to the centre of any major city, and you will find one place that stands above all.

Central Park today remains not only Perth's tallest building, it's the most centred too.

Combine the CBD's only green space, Perth's most central location, breathtaking views and world-class facilities – no other address can afford your business the balance that Central Park can.



LEAD

THRIVE



AN ICON EVOLVES

A REIMAGINED EXPERIENCE

To create a place where work and life form a perfect balance, Central Park has embarked on its largest transformation since its foundation.

Designed by award-winning architects Woods Bagot, an expansive refurbishment of the lobby and entrance has created a contemporary look and feel, with even more spaces to learn, grow, focus and unwind.

The experience has dedicated business lounges and meeting spaces, as well as Hemingway café.



Private meeting spaces gives you the freedom to work where and when you like.

Book in a catchup or meeting in one of our new business lounges.



CONCIERGE

The reimagined concierge desk is your go-to greeting spot for tenants and visitors alike.

Central Park's lobby elegantly weaves the parklands and the interior.



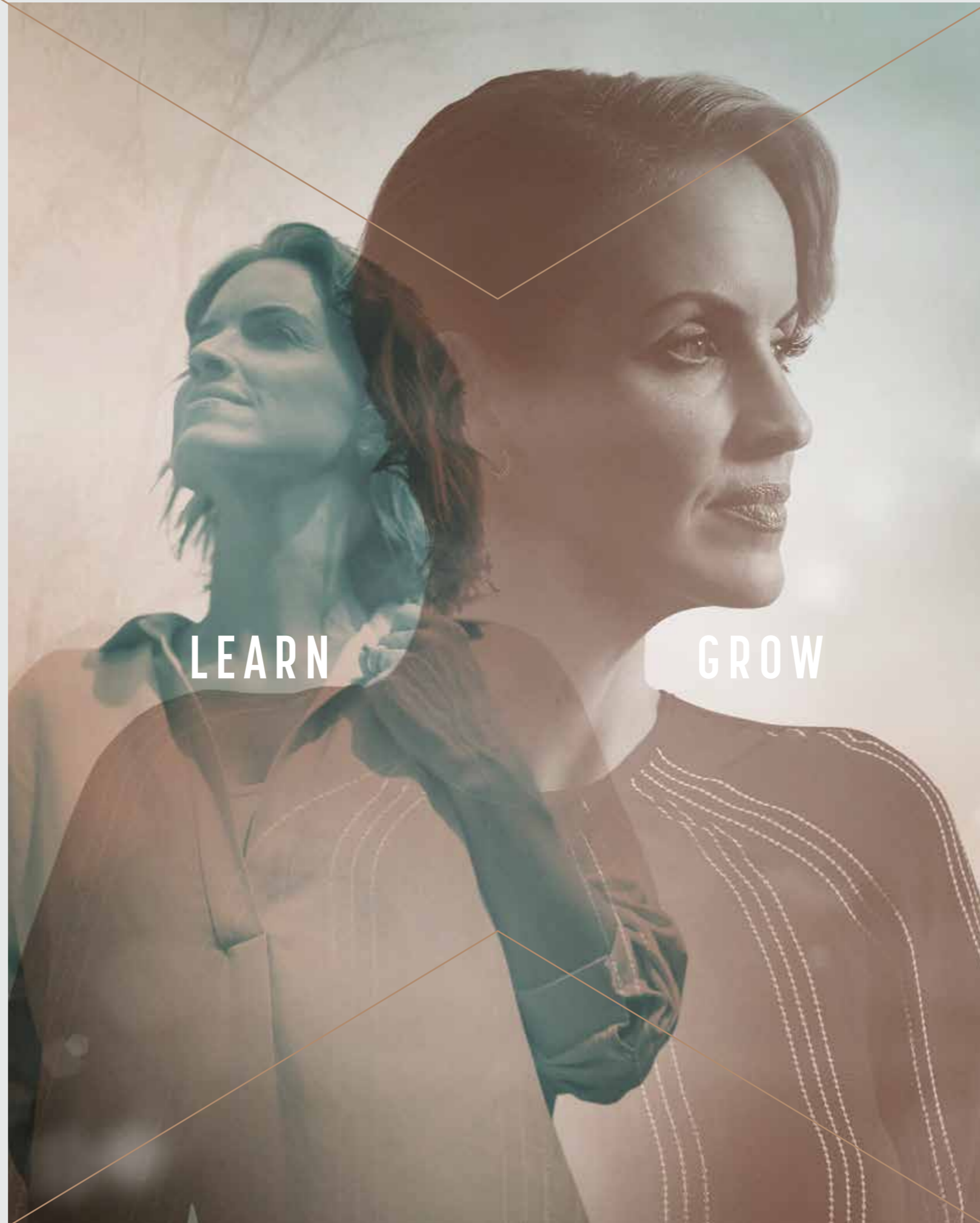
CONFERENCE CENTRE

THE CENTRE OF KNOWLEDGE

At the heart of Central Park lies its elite conference centre, fully-equipped for corporate presentations and seminars that are sure to impress your clients and staff.

The state-of-the-art centre boasts a 130-seat corporate theatre with full AV capabilities, in addition to two medium and two smaller meeting rooms.

Plus, venue hire is free of charge to all our tenants.



THE PARKLANDS

A GREEN OASIS IN THE HEART OF THE CITY

Step outside the office and you'll find a sprawling 2,500m² green space at Central Park's base – in fact, its the only one of its kind in the CBD.

Here you can recharge and soak up the daily rhythm of life – whether that's over a coffee, leisurely lunch, or enjoying one of our events.

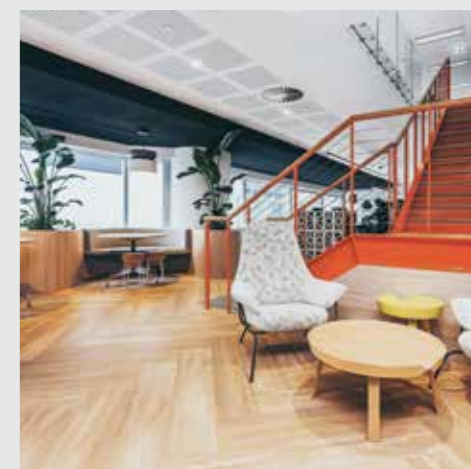


Panoramic views stretch from Perth's world-famous beaches in the west, across the Swan River, to the distant hills in the east.

Flexible spaces will be a micro-community for entrepreneurs and business savvy alike.

Reaching 249m into the sky, Central Park to this day remains Perth's tallest building, and a distinguished icon of its skyline.

Central Park offers flexible floorplates and options to suit the requirements of the most dynamic businesses.



UNRIVALLED LOCATION

WHERE COMMERCE MEETS CULTURE

Central Park's location is stunning – there is no other way to describe it. If you wish to place your business at the epicentre of Western Australian commerce, this is your address – with two prominent frontages – St Georges Terrace and Hay Street.

In any given direction you're surrounded by some of the best dining, bars, cafés and shopping that Perth has to offer – such is the advantage of its location.



TRANSPORTATION THE WORLD AT YOUR FEET

Central Park lies at the very intersection of Perth's infrastructure and transport networks.

Commuting is simply easier, with the building situated within moments of public transportation and major arterial roads.

A taxi rank is also conveniently located near the Park on Hay Street, for that quick dash to client meetings.



Vietnamese, Japanese, Mexican, or something else? Central Park offers a range of tastes to make lunchtimes easy.

Good coffee makes for good business. You needn't wander far from your office to find some of the best stuff in town.



Central Park's café, Hemingway by Mo creates an elegant social hub for lunch catchups and the morning coffee.



Central Park is within earshot of Perth's premier hotels, bars and restaurants – lying at the intersection of a thriving cultural precinct.



ELITE SERVICES & FACILITIES

CENTRED AROUND BETTER BUSINESS

To create a business experience like no other, Central Park tenants have full access to an unparalleled level of facilities and infrastructure.

In addition to the conference centre, as part of our experience, mobile working spaces including business lounges and discrete meeting spaces will help your employees find their focus.

Our full-service concierge is also on hand five days a week to greet and assist you and your guests.



FITNESS CENTRE &
END-OF-TRIP FACILITIES

WELLNESS AT WORK

Productivity thrives at Central Park thanks to a balance of facilities that promote staff well-being.

Finding the time to squeeze in a workout has never been easier with our fully-staffed and equipped fitness centre. The centre also provides classes, including yoga and personal training, to the exclusive membership of Central Park tenants.

For those who enjoy cycling to work, or need changeroom facilities, our new facility is set to add a touch of luxury to your daily routine with 289 bikes racks, 656 lockers, shower rooms, cool down lounge areas and much more.



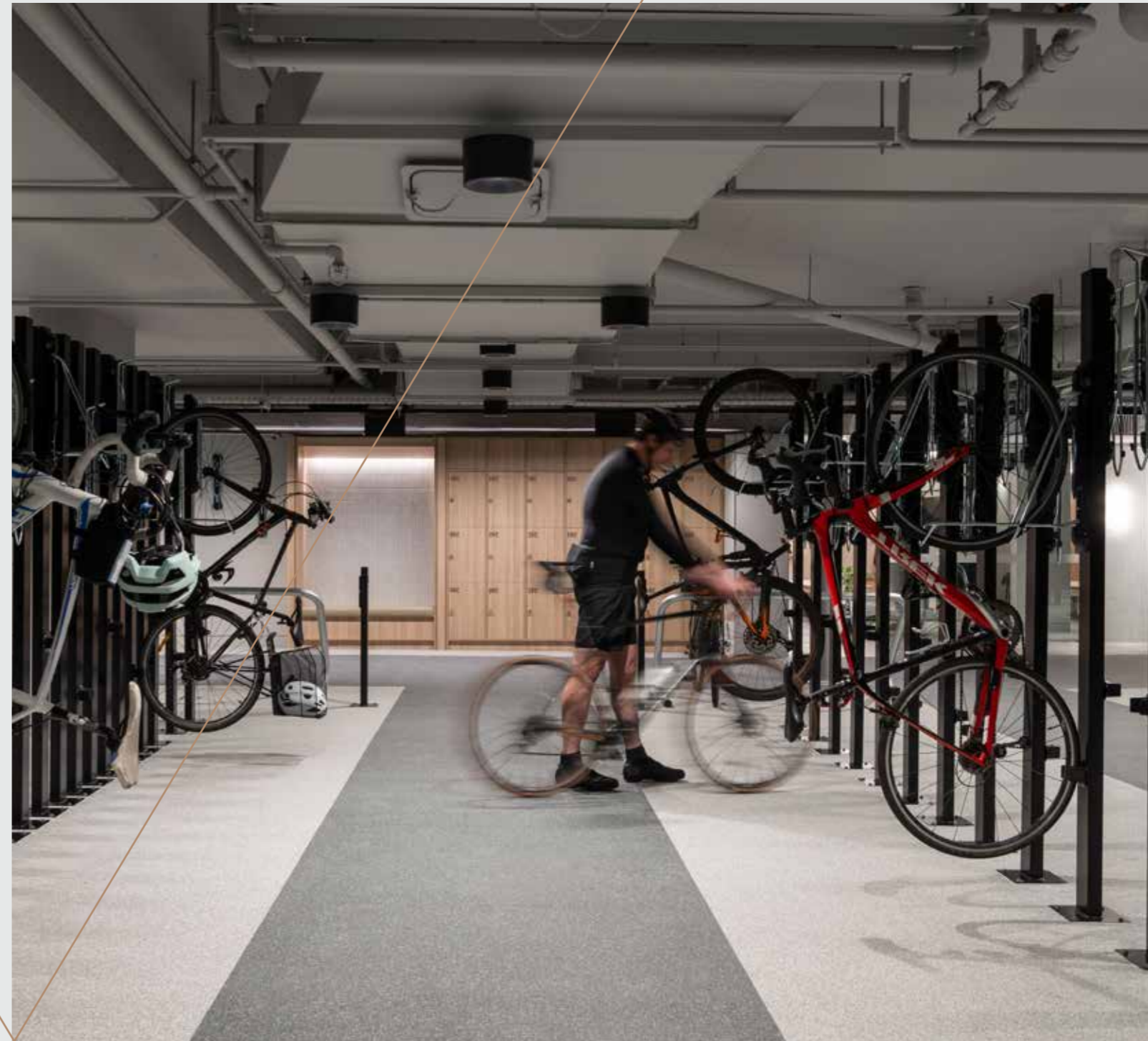


SUSTAINABLE
**COMMITTED TO PROVIDING
A SUSTAINABLE BUILDING**

Central Park's commitment is to establish and provide excellent standards of environmental management – promoting, implementing and continuously improving practices that will minimise our environmental footprint.

Central Park is one of the most energy efficient buildings in Western Australia and was the first premium building in Perth to be awarded a 5 star NABERS Energy base building rating without Green Power.

The Green Room is a one-stop recycling initiative Central Park created designed to take the hassle out of recycling. Whether it is office products such as toner cartridges or styrofoam, to second hand clothes, books and household items for the Good Samaritans, The Green Room has a vessel in which to place your items.



Central Park hosts regular charitable and social events to foster a greater sense of community amongst tenants.



An after-work catch up or date night is made easy thanks to Perth's very best location.



Take advantage of the fitness centre or end-of-trip facilities – and reap the benefits of a healthy work-life balance.

Whether it's lunch in the park or social events, finding space to regain your focus is easier at Central Park.

TECHNICAL SPECIFICATIONS

GENERAL INFORMATION

DESIGN OCCUPANCY

1 person per 10m²

CEILING HEIGHT

2,600mm

LEASABLE AREA

66,245m²

FLOOR SIZE RANGE

From 930m² to 1820m²

ACCESS FLOOR

Throughout – 65mm nominal clearance

FLOOR LOADING

3 kpa with 5 kpa in heavy load areas

WINDOWS

Double glazed with internal roller blinds

EARTHQUAKE TOLERANT

To SAA Earthquake Code, AS 2121 1979

HYDRAULICS

Water supply and drainage points available in 2 locations on small floors and 4 on large floors. Water storage for approximately 4 hours service. Metering of all major uses.

ELECTRICAL SERVICES

POWER

Supplied by two high voltage (11 kV) supply authority feeders

LIGHT FITTINGS

LED predominant or T5 in full conformance with AS 1680

LIGHTING ENERGY

5.0 W/m² or better

LIGHT CONTROL

Dynalite with motion sensors

EMERGENCY POWER SOURCE

Three caterpillar 2,000 kVA 1600 MW diesel generator sets

CAPACITY

4.8 MW or 6 MVA

SUPPORTS

100% of tenants' light and power, 100% of lifts, 100% of emergency services and condenser water loop, 100% of air conditioning and ventilation fans

FUEL STORAGE

15,000 litre

MISCELLANEOUS SERVICES

MATV backbone reticulation with four connection points on each floor and Foxtel

A networked meter reading system with tenant's energy use available from a website

Free Wi-Fi is provided throughout the lobby, conference centre, fitness centre and end of trip

An 'in-building' mobile telephone aerial system

AIR CONDITIONING

SYSTEM TYPE

Low pressure variable air volume (VAV) system with floor by floor air handling units, up to 24 zones per floor

ZONE SIZE

Perimeter zones 85m² max, interior zones 125m² max

SPACE CONDITIONS

22.5°C + 1.5°C coincident with ambient conditions of 36.0°C db 24.0°C wb in summer and 7°C in winter

INTERNAL LOADS

1 person/10m², lighting 15 w/m², power 20 w/m²

OUTSIDE AIR

6 l/s/person

AFTER HOURS

By card readers on floor or internet plus ventilation or full cooling modes

SUPPLEMENTARY OUTSIDE AIR

From façade opening, unlimited access to supply or exhaust air

SUPPLEMENTARY CONDENSER COOLING WATER LOOP

INTEGRITY

Duplicate pumps, heat exchangers and power supply

CAPACITY

Allowance per floor: 1.5 l/s, maximum water available to any one floor: 4.0 l/s

TEMPERATURE

Supply 30.5°C, return 36.5°C

PRESSURE

Across risers, low rise: 100 kPa, high rise: 125 kPa

ENVIRONMENTAL

CENTRALISED WASTE MANAGEMENT

via base building contractor enabling detailed waste weighing and reporting. Streams include: landfill, mixed recycling, paper and cardboard and organics. Other streams are available upon request including e-waste, polystyrene, batteries, fluorescent tubes.

NABERS ENERGY RATING

5 stars (excluding Green Power)

NABERS INDOOR RATING

6 stars

NABERS WATER RATING

4 stars

NABERS WASTE RATING

4 stars

GREEN STAR RATING

6 stars

WELL HEALTH-SAFETY RATED

Awarded by the International WELL Building Institute (IWBI).

FIRE PROTECTION

FIRE SPRINKLER

Entire building is sprinkler protected by combined hydrant/sprinkler system with sprinkler control valves on each floor. Dual towns mains supplies off separate streets. 120,000 litre storage with diesel and electric pumps

HYDRANTS

Two hydrants to each floor in fire cupboard

HOSE REELS

Two hose reels to each floor in fire cupboard

FIRE DETECTION

Provided by addressable smoke detectors

EMERGENCY WARNING

100mm speakers provided throughout office floors with fire telephones on each floor

LIFTS

A Schindler lift system incorporating gearless, overhead traction permanent magnet drives and a destination control system, installed in 2016. Sky rise lifts are the fastest in Perth. Lift capacities and speeds are as follows:

SKY RISE

Four 20-passenger 1,360 kg lifts; speed 9mps; serving floor 42 to 51

HIGH RISE

Four 20-passenger 1,360 kg lifts; speed 8mps; serving floor 32 to 41

MID RISE

Five 21-passenger 1,420 kg lifts; speed 7mps; serving floor 19 to 31

LOW RISE

Five 21-passenger 1,420 kg lifts; speed 4mps; serving floor 4 to 18

GOODS LIFT

One 1,800kg (26 passenger) lift; speed 6mps; servicing all levels

Lift performance based on PCA rating for up-peak demand are:

SKY RISE

Premium grade with 27.6 s wait time and 14% handling capacity

HIGH RISE

Premium grade with 25.5 s wait time and 14% handling capacity

MID RISE

A grade with 27.9 s wait time and 14% handling capacity

LOW RISE

A grade with 28.0 s wait time and 13% handling capacity

RIDE QUALITY

Lateral acceleration ≤12mg

DIGITAL SCREENS

Central Park lifts are fitted with Inlink digital screens announcing and displaying the tenant floor which can include information and logo on the tenant

SECURITY

HOURS

Dedicated security control centre manned 24 × 7

GUARDS

Security team with 6 guards during office hours and 2 guards after hours

SMS

An Inner Range Integriti security management system utilising Mifare access cards expandable to suit tenants needs including duress alarms. Access control fitted to all stair doors to enable inter floor use.

INTERCOM

Covers all entry points and stair doors

CCTV

200 cameras covering all public areas, all lifts, tenant lobbies and car park. Footage stored for over 60 days

LOCKS & KEYS

Lockwood restricted master keying system is used throughout

PARKING

CARPARK

Underground 442 public car bays and 357 tenant carparks including an exclusive number of executive car bays. Access is from St Georges Terrace and exit is onto William Street (between St Georges Terrace & Hay St)

LOADING DOCK

Located in B3, access is available 24 hours a day by arrangement

COURIER PARKING

Collections and deliveries are made to the mail room with loading dock and goods lift access

BUILDING AUTOMATION SYSTEM

Building Automation System (BAS) integrated with the air conditioning controls, electrical metering system, generator control system, security management system, hydraulic systems, fire protection system and lift system. Features include:

- CO₂ monitoring and control
- Supply air static pressure reset
- Pump pressure reset
- Condenser water temperature reset
- CO₂ control of car park ventilation
- Up to 24 temperature zones per floor
- Tenant access to after hours controls
- Night purge function
- Optimum start/stop

END-OF-TRIP

BIKE STORE AREA

289 bikes racks
10 electric bike / e-scooter charging stations

CHANGE ROOMS

12 Male, 10 Female and 1 UAT showers
GHD straighteners and hairdryers available to use
Ironing stations with iron and ironing boards

LOCKERS

656 changeroom allocated lockers –
312 Male, 230 Female and 3 Unisex UAT

OTHER

Drying room, vending machines, bike repair area, towel service, shoe-shine, modern lounges with a water station, hydration point, TVs and background music.

TENANT-ONLY FITNESS CENTRE

STAFF

Fully staffed by qualified fitness instructors

EQUIPMENT

State of the art Technogym equipment and weights

CHANGE ROOMS

With 6 Male and 5 Female showers and wc

LOCKERS

52 Lockers – 28 Male and 24 Female

CLASSES

Wide variety of classes and personal training available.

TENANT-ONLY CONFERENCE CENTRE

KARRI (THEATRETTE)

130-seat corporate theatre with full AV capabilities

TUART & TINGLE TREE ROOMS

2 rooms for up to 8 people in each with AV capabilities

ACACIA ROOM

Up to 20 people boardroom style with full AV capabilities

MELALEUCA ROOM

Up to 22 people boardroom style with full AV capabilities

KITCHEN FACILITIES

An onsite kitchen provides ample bench space, a fridge, small oven, microwave and dishwasher

CONFERENCE FOYER

Equipped with bar fridge and more – all ideal for catering of light refreshments and lunch

LOBBY INFORMAL MEETING ROOMS

BANKSIA

Open room with boardroom table and AV/display screen for 8 people

GREVILLEA

Open room for 8 people

OTHER SERVICES

BUILDING MANAGEMENT

Onsite from 8am-5pm

CONCIERGE

Staff are trained to provide high level customer service for tenants, manned from 7am-6pm

MAIL ROOM

A dedicated mail delivery service is provided

MAINTENANCE

Responding to tenant requests in a timely, accurate and appropriate manner

LEASING OPPORTUNITIES NOW AVAILABLE

centralparktower.com.au

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