

145

ANN STREET



Central

145 ANN STREET



Connected

145 Ann Street is a distinctive commercial tower in a sought-after Brisbane CBD location. Well connected by transport networks, it overlooks the historic King George Square, Queen Street Mall and the Queensland Courts, offering greater accessibility and easy networking with your corporate neighbours.

A convenient address for both work and play, 145 Ann Street is surrounded by significant amenities and services, close to everything Brisbane has to offer.

# Building + Design

Convenience and wellbeing have been key considerations in the building's design, creating a workplace that is dynamic and active.



**1,150sqm**

Typical size floorplate



**Onsite cafe**

In lobby



**A-grade**

Office accommodation



**Premium**

Wellness retreat and end-of-trip facilities featuring 288 lockers, 21 showers and 182 bike racks



**Enhanced**

Ground floor lobby creating an inviting arrival experience



**Dedicated**

Concierge service for all your day-to-day needs



**5.5-star**

NABERS Energy rating (without GreenPower)



**100%**

Backup power



**145** ANN STREET

A healthy workforce promotes better productivity, helping businesses achieve greater results. 145 Ann Street is a centre of calm, designed with the wellness of your employees in mind.

A conducive environment for business success featuring an impressive double height reception and interconnecting stairwells to all floors.

The 'Healthy by Design' building also offers premium end-of-trip facilities with bicycle racks and showers, while the foyer cafe and surrounding food outlets provide a choice of nutritious meals.

Revitalised end-of-trip facilities and a dedicated wellness retreat further encourages an active lifestyle and work-life balance.



Breathe



Nourish





# 145

ANN STREET

ROMA STREET  
PARKLANDS

ROMA STREET  
STATION

BRISBANE LIVE

CENTRAL  
STATION

WATERFRONT BRISBANE

QUEEN  
STREET MALL

ALBERT STREET STATION  
CROSS RIVER RAIL

QUEENS WHARF

SOUTH BANK  
PARKLANDS

145 ANN  
STREET



Central station



Queensland Rail

Queensland Government



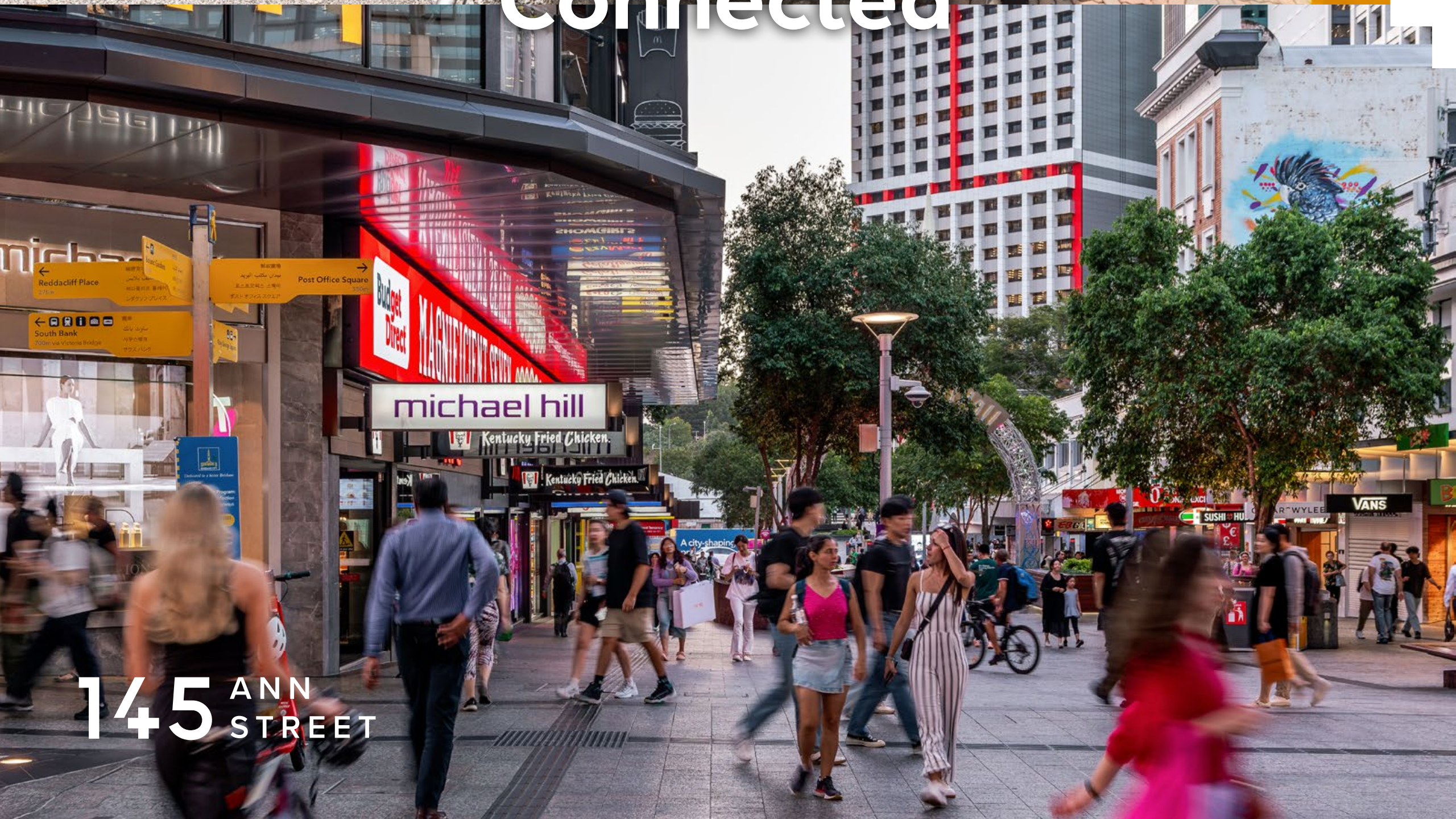
Connected

Wellness



145 Ann Street is just around the corner from Brisbane's green spine, a leafy connection between the City Botanic Gardens and Roma Street Parkland. Enjoy leisurely lunch hour walks or an invigorating run.

145 Ann Street boasts exceptional convenience, sitting just steps away from the vibrant Queen Street Mall with its diverse shopping and dining options. The location offers outstanding accessibility to public transport, with multiple bus stops, Central Station, and King George Square busway station all within a short walking distance.



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# Access + Amenity

Working in the heart of the CBD also offers an effortless commute and exciting dining options. Everything is within a 5-minute walk, including Brisbane's transport hub and venues for client entertaining or after-work drinks.

## Transport

- 1 Central Train Station
- 2 Roma Street Station
- 3 Ann Street Bus Stop 9
- 4 Eagle Street Pier Ferry Terminal
- 5 North Quay Ferry Terminal

## Health & Leisure

- 6 Anytime Fitness
- 7 Snap Fitness 24/7 Brisbane CBD
- 8 Goodlife Health Club
- 9 FitStop
- 10 Jetts Brisbane CBD

## Retail & Convenience

- 11 Queen Street Mall
- 12 The Myer Centre
- 13 Wintergarden
- 14 Queens Plaza
- 15 Brisbane Live Entertainment Precinct (Future)
- 16 Queens Wharf
- 17 Woolworths MacArthur Chambers
- 18 Woolworths Ann St Metro

## Accommodation

- 19 Pullman Brisbane King George Square
- 20 Adina Apartment Hotel Brisbane Anzac Square
- 21 Mantra on Edward Brisbane
- 22 Hilton Brisbane
- 23 W Hotel Brisbane

## Food & Beverage

- 24 Donna Chang
- 25 Greenglass
- 26 Public Restaurant & Bar
- 27 Black Hide Steakhouse
- 28 Persone
- 29 Platform Bar
- 30 Grand Central Hotel
- 31 Phat Boy Brisbane
- 32 Three Blue Ducks
- 33 Living Room Bar
- 34 Wet Deck
- 35 Death & Taxes Bar
- 36 Alba Bar & Deli
- 37 Brew Cafe & Wine Bar
- 38 Stanton Cafe & Bar
- 39 Miss Demeanour
- 40 Sixteen Antlers Rooftop Bar

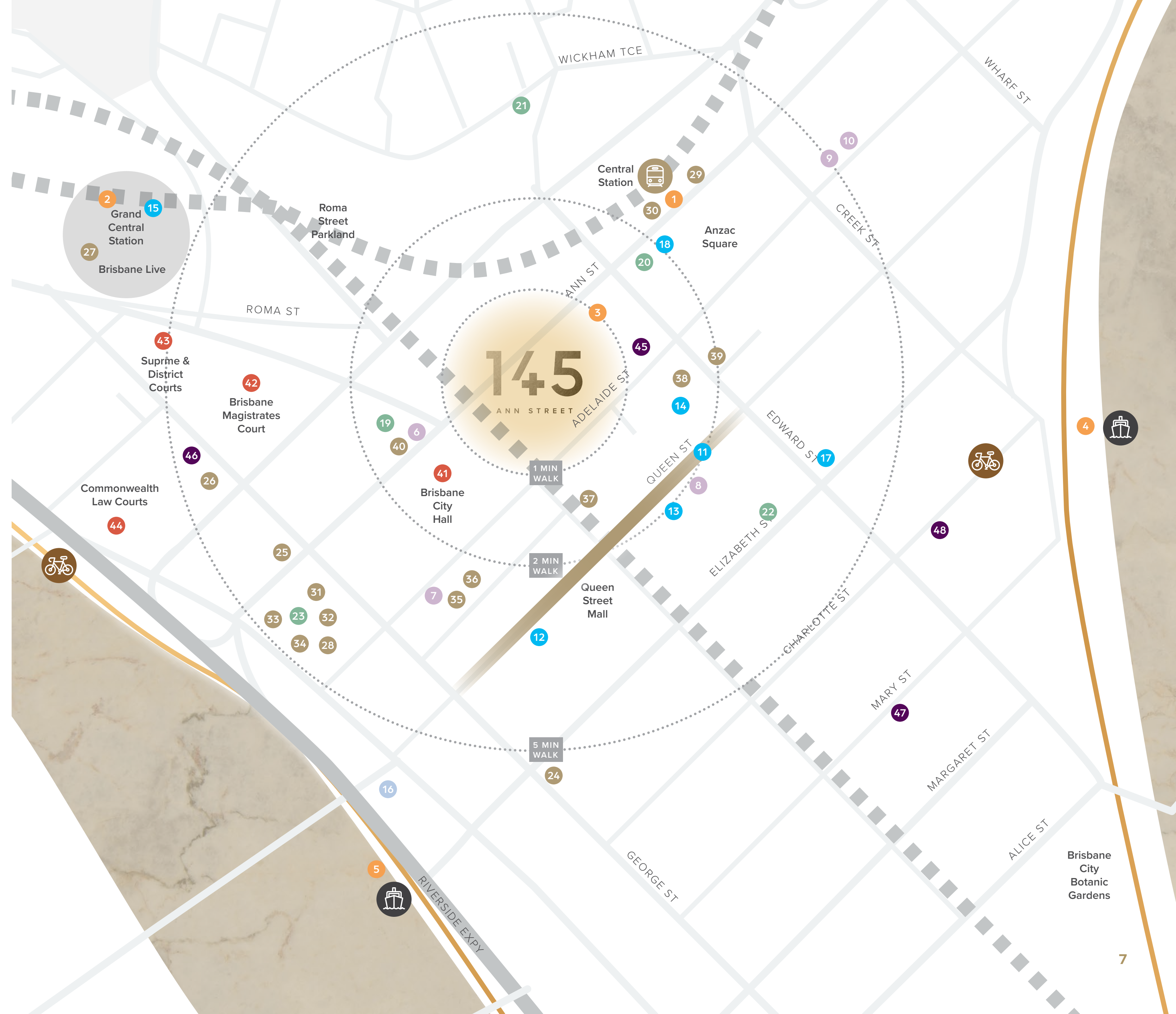
## Government

- 41 Brisbane City Hall
- 42 Brisbane Magistrates Court
- 43 Supreme and District Courts
- 44 Commonwealth Law Courts

## Childcare

- 45 Goodstart Early Learning Brisbane Adelaide Street
- 46 Little Scholars School of Early Learning George Street
- 47 The Learning Sanctuary Mary Street
- 48 Guardian Childcare & Education Charlotte Street

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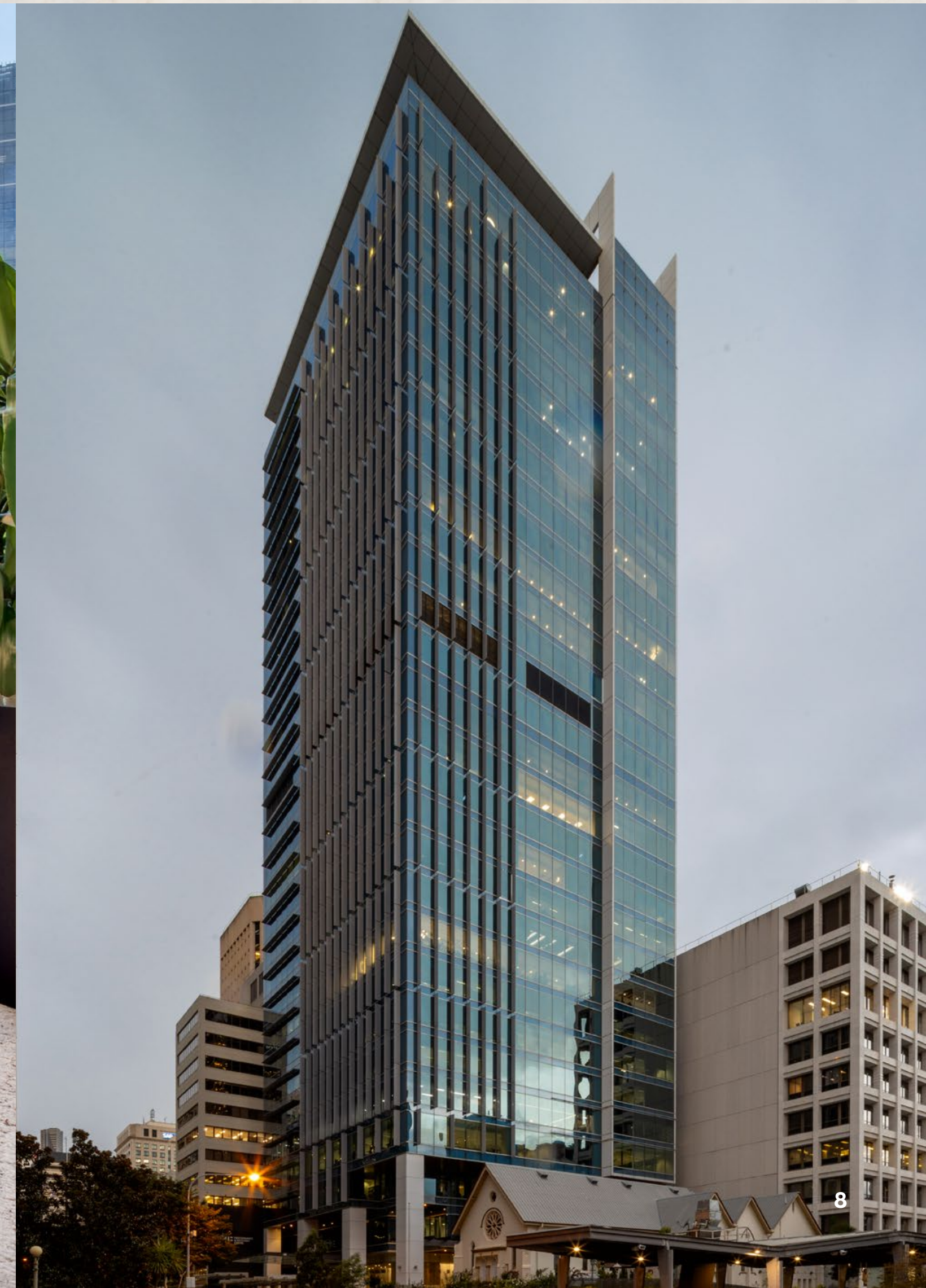
# Unique + Opportunity

145 Ann Street offers spacious floorplates with flexible layouts to suit your business needs. Look forward to open plan spaces with abundant natural light and large, low-sill windows.

Signage opportunities are also available to showcase your company name on the building.

For current availabilities, click [here](#) to visit our website.

Please contact the agents for the current floor plans.

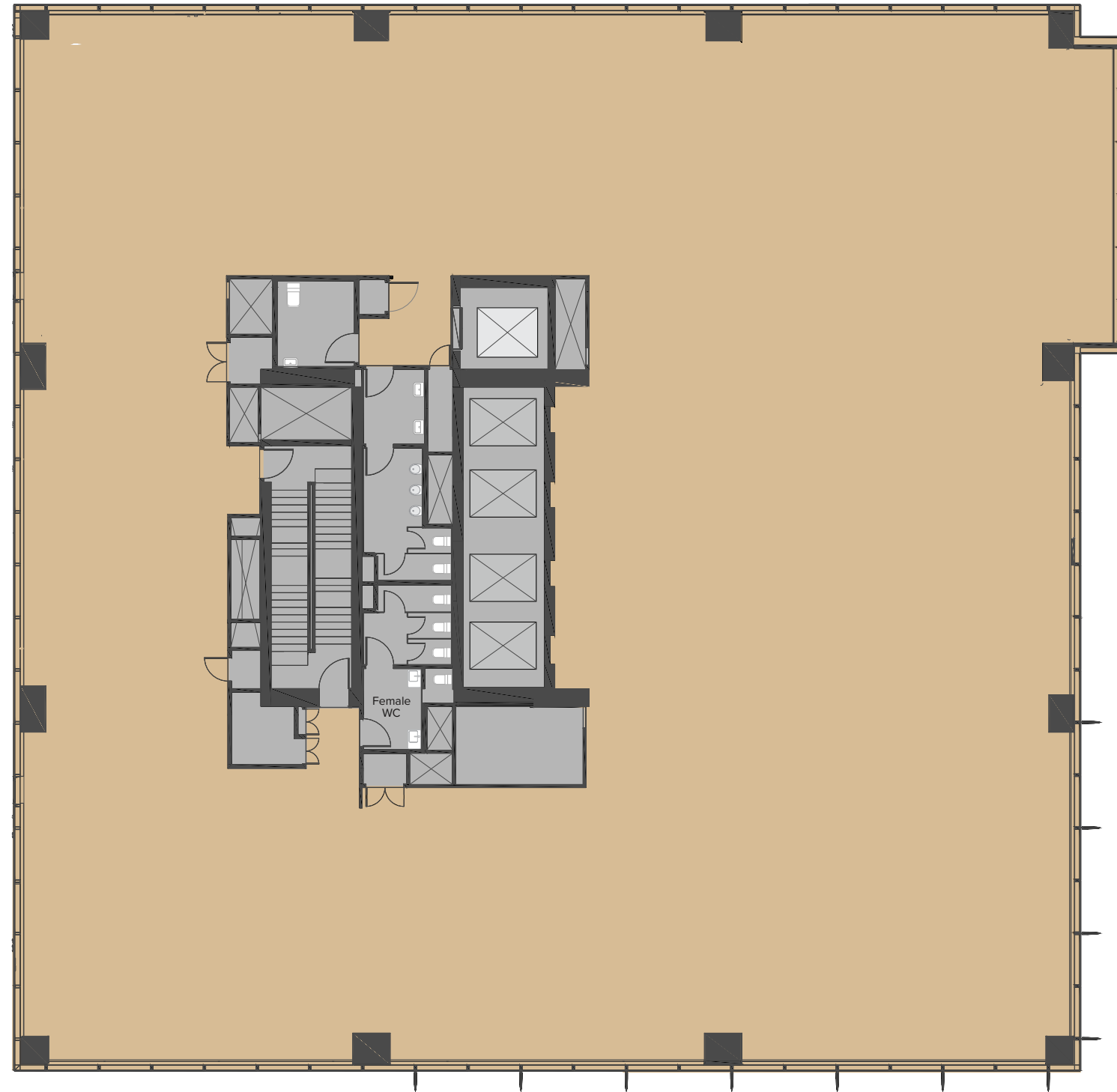


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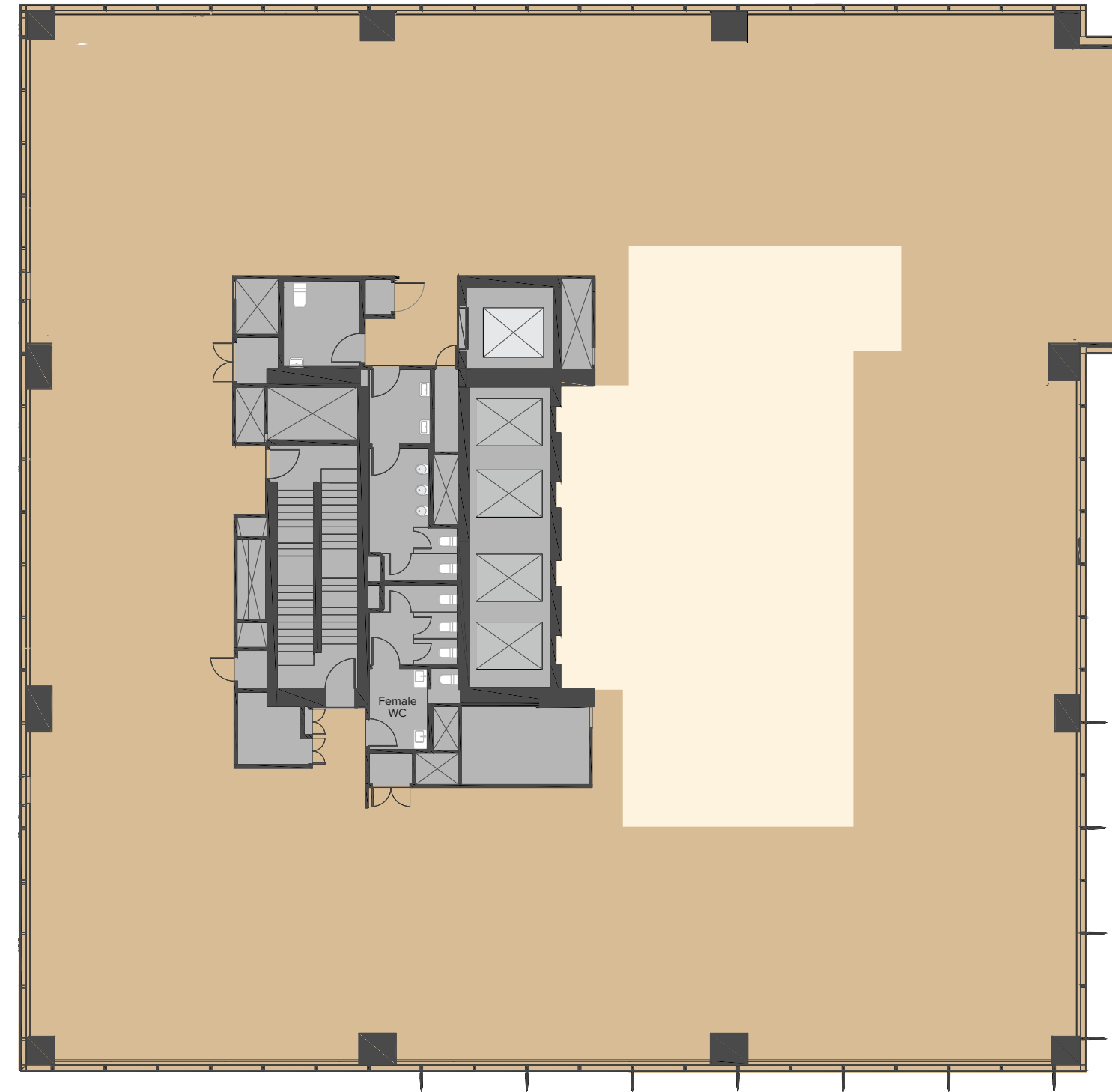
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# Typical floor diagrams



Net lettable area (NLA)

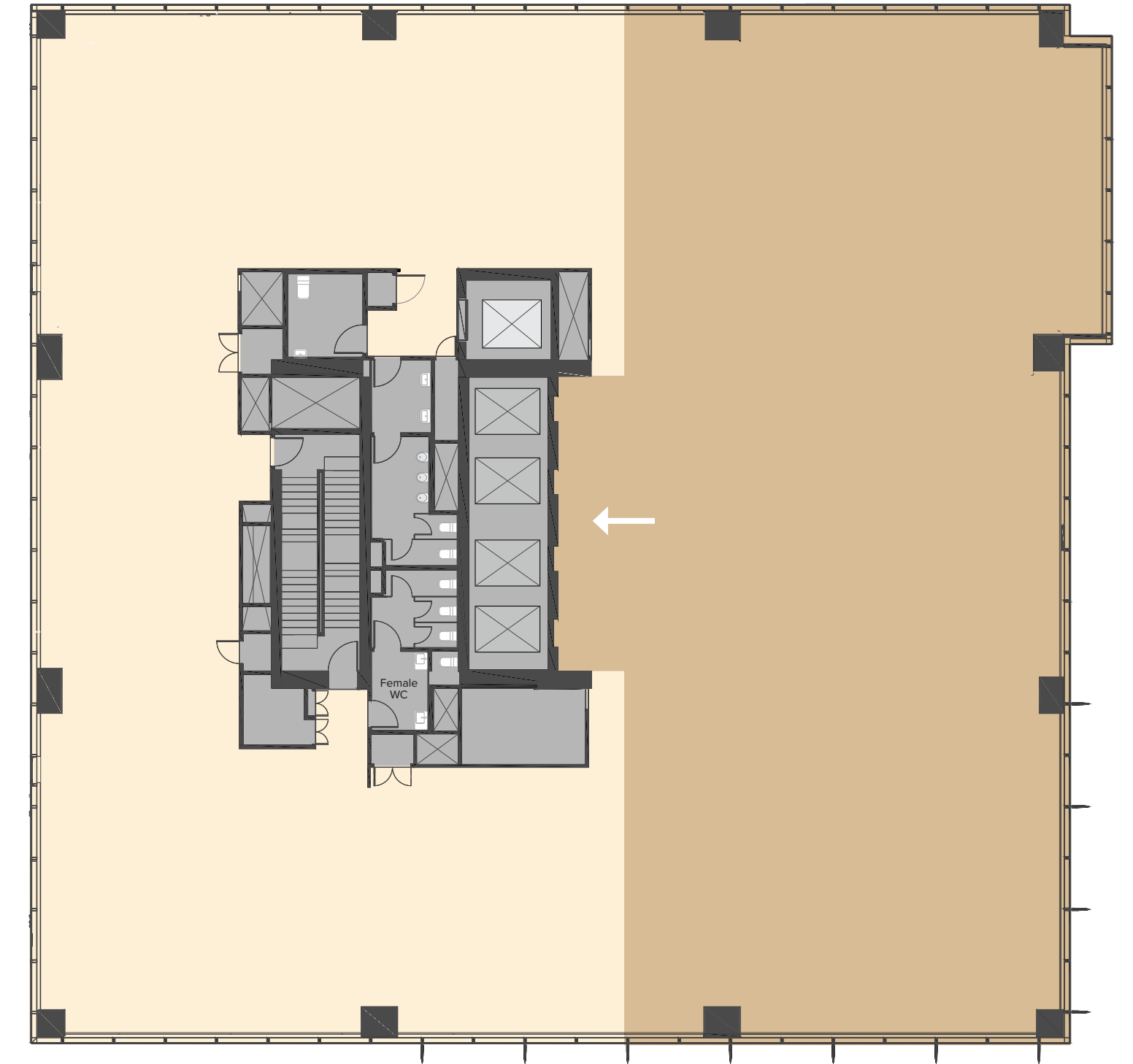
Total floor NLA = 1,104sqm



Daylight penetration

Area within Bm of glass line: 906sqm = 82 % of NLA

Area within 12m of glass line: 1,074sqm = 97% of NLA



Arrival

Area of floor visible from arrival point: 614sqm = 53%






**145 Ann Street offers breathtaking panoramic views of King George Square through its impressive full-height glass windows—bringing the city's vibrancy directly into your workspace**



# Embrace **+** Wellness






145 Ann's wellness retreat is an architecturally designed, multi-purpose wellness and function space, where you and your team can step back and relax.

## The wellness retreat offers:

-  Complimentary bookable fitness classes
-  Two private consultation rooms
-  Versatile event space

Our recently upgraded end-of-trip facilities offer an inspired and thoughtfully designed space for customers to refresh, refocus and refuel.

## End-of-trip facilities include:

-  Shower with towel service and secure lockers
-  Drying room with ironing and steam station
-  Dyson hairdryers and GHD straighteners
-  Bike and e-scooter racks
-  Bike pump and maintenance station

Aware Real Estate works together to unlock exceptional value in Australian property investment and management by delivering sustainable, high performing returns that enhance the retirement of Aware Super members.

Aware Real Estate is committed to net zero emissions across our portfolio by 2030.

Our three focus areas:

## 1 Decarbonisation

## 2 Resilience

## 3 Wellness

These all help us to prioritise our efforts to deliver a positive impact for our tenants, one that is also material and meaningful for our capital and our stakeholders.

145 Ann Street is on the land of the Turrbal People. Aware Real Estate acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal and Torres Strait Islander peoples and their ongoing cultures and connections to the lands and waters. We pay our respects to Elders past, present and emerging.

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### Building community

- Online building community
- 5-star concierge services
- Building events and activations



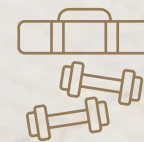
### Sustainability

- Energy and water efficiency measures
- Waste reduction and recycling initiatives



### Smart access

- Destination control lifts



### Health and wellbeing

- Discounted offers from wellness and fitness partners



### Productivity solutions

- School holiday programs

[Find out more](#)





# Building + Environmental Performance



**5.5-star**

NABERS Energy rating  
(without GreenPower)



**4.5-star**

NABERS Water rating



**5-star**

Green Star rating



Climate Active Climate  
Neutral certified Building

## Waste management initiatives

145 Ann Street operates a comprehensive waste management system to separate waste into streams for effective recycling:

- + Paper /cardboard, bottles, cans and plastic containers
- + Battery recycling, e-waste collections (quarterly basis) Coffee cup recycling to produce bench seats and car park wheel stops
- + Organic waste recycling



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