

# WORK//ZONE

1 Nash Street, Perth

**Welcome to WorkZone.**

a highly innovative, inner city office campus that puts people first.





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WORK//ZONE

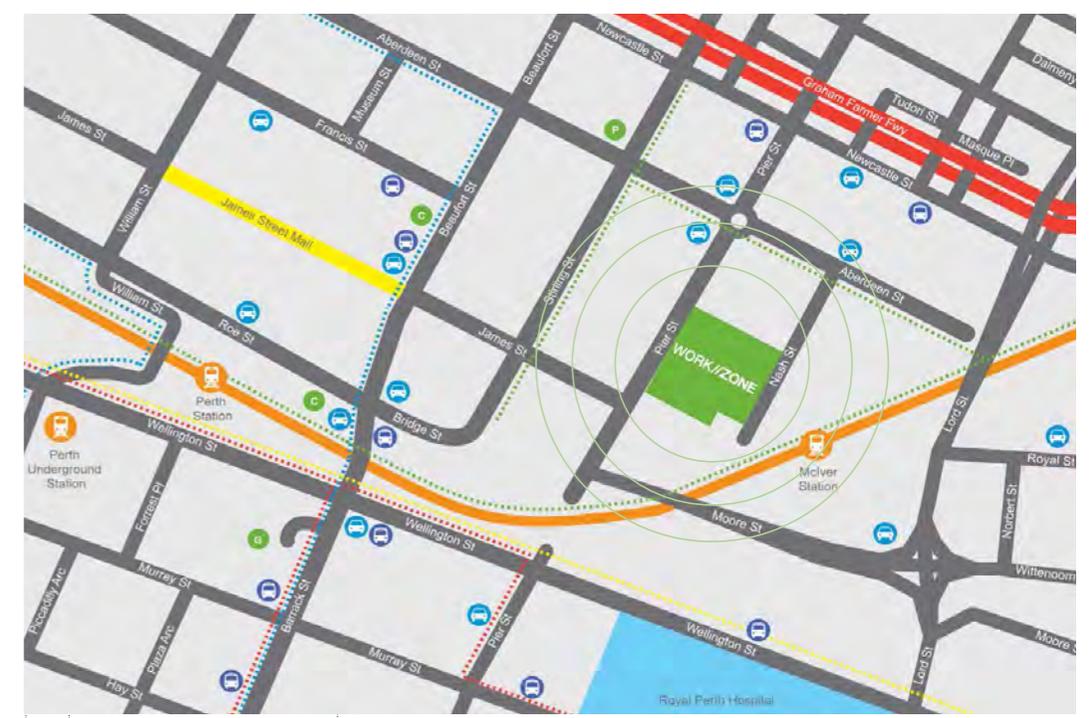
- 1 Kwinana Freeway
- 2 St Georges Tce
- 3 McIver Train Station
- 4 Bike Path
- 5 Graham Farmer Freeway
- 6 Perth City Link
- 7 Hay St Mall
- 8 Murray St Mall
- 9 Australia Post
- 10 Gymnasium
- 11 Child Care
- 12 Cultural Centre
- 13 Northbridge

## Location.

### A centrally located Zone.

WorkZone is ideally located on Perth's vibrant city edge, providing your organisation and its people with all the convenience and accessibility of a CBD location without the costs associated with a central city address.

- // Close proximity to Perth's CBD and St Georges Terrace
- // Opposite McIver Station
- // Close proximity to Perth Train Station and proposed Underground Bus Station
- // A short walk to the Hay and Murray Street retail shopping malls
- // Close proximity to the Northbridge entertainment and dining precinct
- // Adjacent to pedestrian paths and the city's main east/west bike path
- // Easy access to the north/south and east/west freeway system and major arterial roads



**MAP KEY**

- - - - - Bike Paths
- - - - - Red CAT Route
- - - - - Blue CAT Route
- - - - - Yellow CAT Route
- Bus Stops
- Carparks

## Work-life balance.

A Zone delivering the perfect work-life balance

WorkZone's prime location effortlessly connects you to a dynamic mix of dining and entertainment outlets, cultural facilities, retailers, gyms, parks and lively outdoor spaces, making it ideal for achieving that much sought after balance between work and out-of-work hours.

At WorkZone, you're also part of a larger vision for Perth. The Perth City Link project is enlarging the CBD and bringing an eclectic mix of residential, retail, cultural, entertainment and leisure facilities virtually to WorkZone's doorstep, to deliver the ultimate in lifestyle attractions for your people.





## Workspace.

A Zone that provides expansive and flexible workspace.

At WorkZone your people will enjoy the workspaces they really want, with flexible spaces for meetings and breakout areas to share and brainstorm new ideas.

WorkZone's open, campus style floors support the move from a traditional to a progressive workspace. With abundant natural light, improved airflow and access to green spaces, WorkZone promotes a more motivated and inspired workforce.

### Activity-Based Working (ABW)

WorkZone offers the flexibility for an Activity Based Working (ABW) environment. With large open floors of approximately 1,950sqm, featuring a side core design for uninterrupted lines of sight and spectacular glass lifts, WorkZone delivers you greater efficiency with higher utilisation of space, improved flexibility with little or no need for churn, and improved support for teamwork and collaboration.

### Turn-key Solution

Charter Hall has the competitive advantage of offering you a full turn-key solution to handover your tenancy in a fully fitted out condition, specific to your requirements. Through our in-house project management, design capabilities and the provision of a highly skilled team of architects and builders, we can manage the entire fitout process for you, allowing you to concentrate on your business and your people.





## Green Zone.

A sustainable and efficient Green Zone.

WorkZone is arguably Perth's "greenest" office building, after being awarded Australia's most prestigious 5-Star Green Star rating.

It is the first in Western Australia to receive 5-Star Green Star – Office 'As Built' certification by the Green Building Council of Australia under the most current and rigorous rating for commercial premises.

The WorkZone campus represents Australian Excellence in sustainable construction of new generation A-Grade office space.

Initiatives that resulted in the 5-Star Green Star rating include:

- // Targeting a 5-Star NABERS Energy rating
- // Large outdoor landscaped social and recreation space
- // Low energy, highly efficient chilled beam air conditioning system
- // Grey water recycling
- // High performance glazing to façade
- // Abundant natural light
- // High efficiency lighting
- // State-of-the-art energy and building management systems
- // Extensive end-of-trip facilities including bicycle storage, lockers, showers and change rooms





## Opportunity.

A tailored Zone with customer focused business solution.

**4,560sqm remaining.**  
Ground, Level 4 and 5.

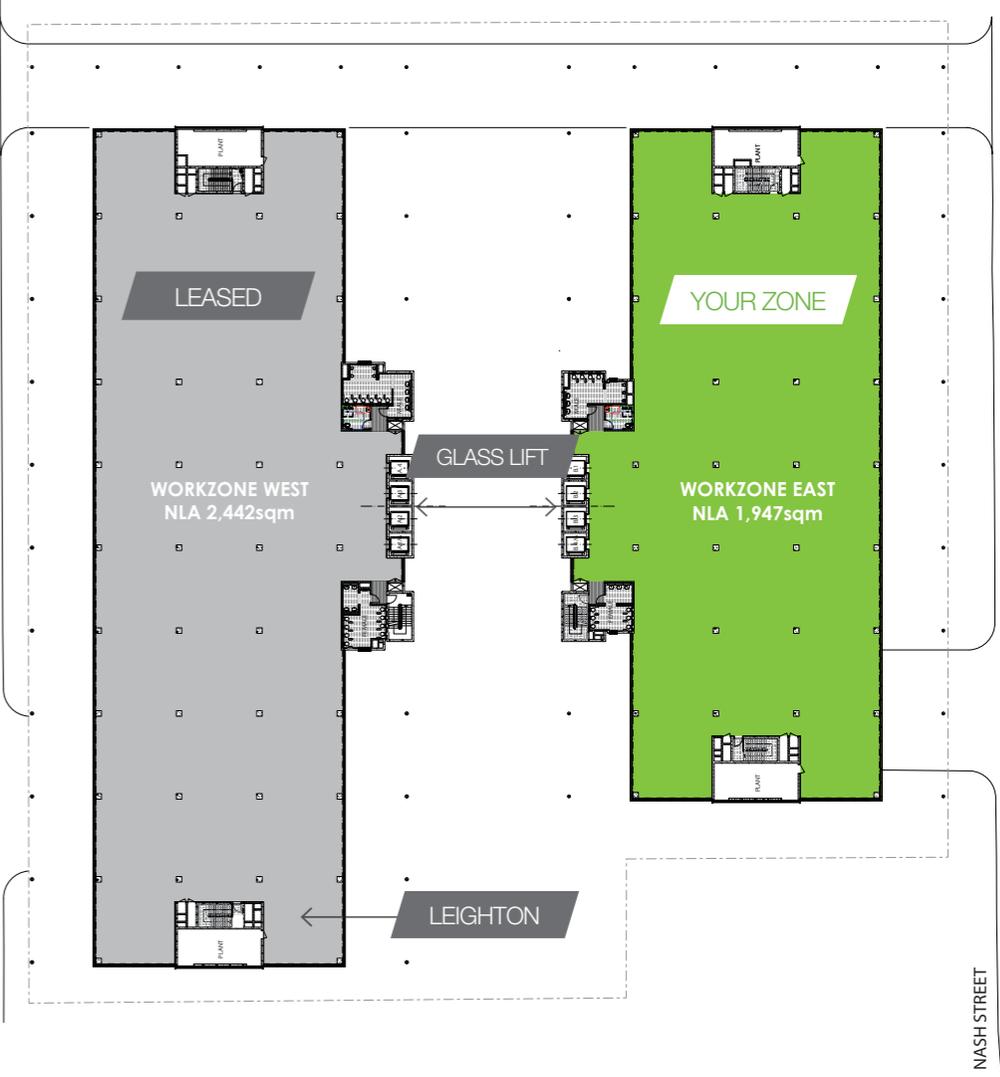
WorkZone comprises two seven-level office buildings over 27,911sqm, with commercial and retail space at the ground level.

- // Leighton Contractors occupies the west building
- // Suitable for 'campus' style work practices
- // Large floors with excellent fit-out design flexibility
- // Minimal internal columns to suit workplace planning flexibility
- // Glass lifts with a view across the buildings and beyond
- // Floor to ceiling glazing allows for abundant natural light
- // Highly efficient air conditioning system with floor-by-floor plant configuration
- // Excellent mobile telephone coverage within the building
- // High levels of building security for after hours staff
- // Convenient and secure car parking with dedicated access
- // Excellent end-of-trip facilities



# Plans

East Building, 660sqm to 4,560sqm



## About Charter Hall

Charter Hall Group has grown, since its launch in 1991, to become one of Australia's leading property groups, with a total managed property portfolio of \$12.7 billion.

We own and manage 270 commercial properties around Australia, including office buildings, supermarket anchored retail centres, and a rapidly growing stable of industrial assets, on behalf of our institutional, wholesale and retail investors.

Our integrated business model, coupled with our highly skilled and motivated team across investment management, asset management, property management, and project delivery produces sustainable returns for our investors, and positive experiences for our tenants and the community.

As a Group, we listed on the Australian Securities Exchange (ASX) in 2005 under ASX Code: CHC. Charter Hall Group is a stapled security comprising a share in Charter Hall Limited (CHL), the operating business, and a unit in Charter Hall Property Trust (CHPT), which predominantly co-invests in the funds and partnerships the Group manages.

[www.charterhall.com.au](http://www.charterhall.com.au)



300 Murray Street,  
Perth WA



225 St Georges Terrace,  
Perth WA



333 George Street,  
Sydney NSW



171 Collins Street,  
Melbourne VIC



685 La Trobe Street,  
Melbourne VIC



275 George Street,  
Brisbane QLD



**Your time is now.**  
The perfect opportunity  
to reinvigorate your  
space, your style, your  
business, your people.

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1 Nash Street, Perth

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[workzone.com.au](http://workzone.com.au)

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Charter Hall 

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