



# PERTH CBD'S NEW HOME OF PROGRESSIVE RETAIL BUSINESS

**KINGS SQUARE** 

# RETAIL OPPORTUNITY





## KINGS SQUARE: CHANGING THE FACE OF BUSINESS

Kings Square is a world-class master-planned precinct strategically located within the \$5.2 billion Perth City Link development – one of Australia’s most significant commercial and retail projects.

With a campus-like environment and vibrant retail plaza, Kings Square will be an exciting and contemporary green-star precinct, located above Perth’s primary transport hub. Welcome to the new home of progressive retail businesses.

# A VIBRANT NEW HOME FOR RETAIL AND CULTURE

The 13.5 hectare Perth City Link project will reconnect the CBD with Northbridge for the first time in 100 years, delivering a vibrant mix of new transit, commercial and retail zones, public spaces and residential opportunities. Located at the centre of the action, Kings Square is set to become Perth's most accessible precinct.

Kings Square is perfectly located on top of Perth's primary transport hub - the underground train and bus stations - and at the junction of four of Perth's most popular commuter cycle paths. It is also in proximity to the city's entertainment and cultural precincts including the newly completed 15,500 capacity Perth Arena which has already attracted over 815,000 visitors in its first year and hosted close to 100 major concerts, entertainment, sport and corporate events.

# KEY FEATURES

- > Up to 244,000 sqm of commercial and retail space
- > Vibrant new City Square catering for up to 6,000 people
- > Major upgrade and activation of Wellington and Roe Streets
- > New high capacity underground transport hub
- > Revitalisation of adjoining Perth Cultural Centre

Artist Impression: View of KS1, KS2 and KS3 from King Street.





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  - PORTMANS
  - PUMPKIN PATCH
  - ATHLETE'S FOOT CUE
  - DICK SMITH
  - FITNESS FIRST
  - JAY JAYS
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  - SUNGLASS HUT
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- 2 MURRAY STREET MALL**
- DAVID JONES
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  - NESPRESSO
  - SWAROVSKI
  - QUIKSILVER
  - GENERAL PANTS CO
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  - TAROCASH
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- CALIBRE
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  - FRENCH CONNECTION
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  - JACK LONDON
  - KIKKI.K
  - LULULEMON ATHLETICA
  - MARCS
  - NAPOLÉON PERDIS
  - DAVID LAWRENCE
  - WITCHERY
  - WOOLWORTHS

- 3 CARILLON CITY**
- ANGUS & COOTE
  - CANTERBURY
  - DUSK
  - ELLA BACHE
  - FACTORIE
  - MAZZUCHELLI'S
  - PRICELINE
  - R.M.WILLIAMS
  - SABA
  - SHIELS
  - TONY BARLOW FORMAL HIRE
  - ZAMELS
- 6 RAINE SQUARE**
- AMIRACLE
  - BETTY TRAN
  - BOSSINI MENSWEAR
  - LAURA ASHLEY
  - SEDUCE
  - VANGOH SHOES
  - NEWS EXPRESS
  - PRICE SAVERS
  - COLES CENTRAL

- TRAIN STATION
- TRAIN LINE - SURFACE
- TRAIN LINE - U/GROUND
- BUS STATION
- CAT BUS ROUTES
- FERRY TERMINAL
- FERRY ROUTE
- CYCLE PATH
- PUBLIC PARKING
- RETAIL STRIP
- PREMIUM SHOPPING PRECINCT
- PERTH CITY LINK





## THE NUMBERS REALLY ADD UP

With four of the commercial towers now completed - plus two residential buildings to be built, Kings Square will have a population of more than 3,500 potential customers.

Add to that the daily influx of thousands of workers and residents from the surrounding areas, plus its location on the busy pedestrian path from the Perth train and bus stations to Perth Arena, the CBD and Northbridge, and the numbers really begin to add up.

- KS1/2/3 purchased by DEXUS, one of Australia's leading real estate groups.
- 52,781 sqm of office and retail space in the first four towers.
- Anchor tenants include John Holland and energy giant Shell
- KS4 owned and to be occupied by HBF
- Major tenants already committed to Kings Square include Nido Early School Childcare Centre, a 24-hour Surge Fitness gym, and a Tavern.



Artist Impression: View of KS1 from Wellington Street.





**A TOTAL OF  
1130 RESIDENTS  
& 4550 WORKERS  
ARE LOCATED  
WITHIN 500\* METRES**





Artist Impression: View of KS2, KS3 and KS4 from Kings Square.

## LIMITED OPPORTUNITY TO TAKE YOUR PLACE AT KINGS SQUARE

Kings Square is a precinct that has been designed to mix business with leisure. At its heart lies a vibrant plaza known as The Hub, offering office workers, residents and visitors a central meeting place.

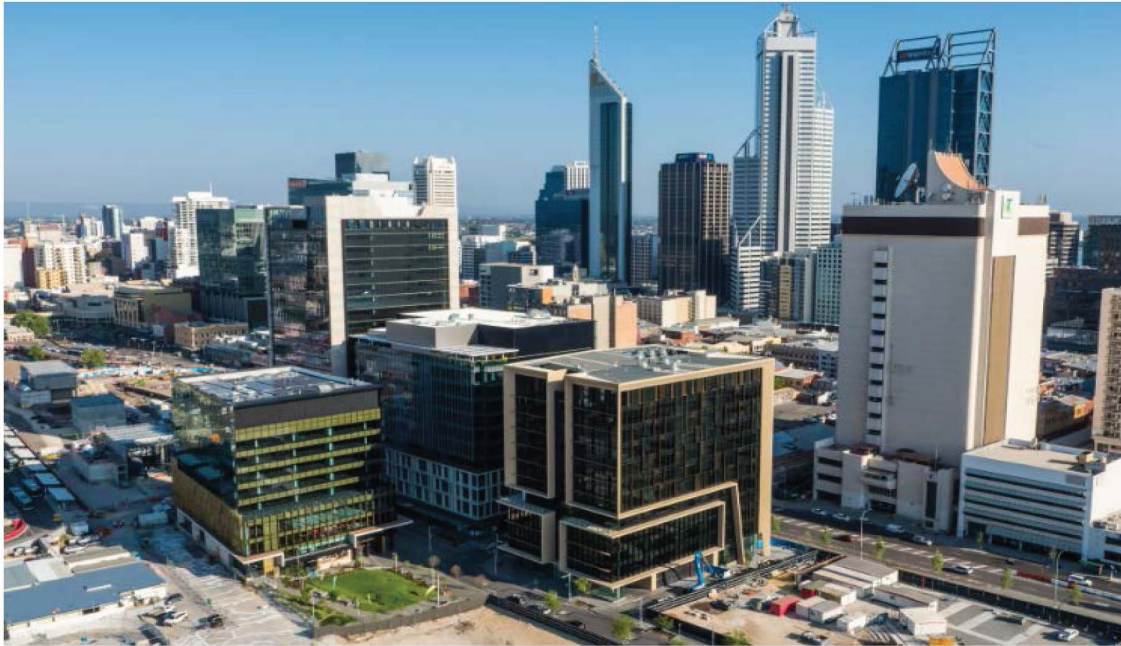
Home to bars, restaurants and cafés, capturing existing onsite workers and attracting patrons from the greater Perth and Northbridge areas, The Hub will become a food and beverage destination in its own right.

A limited number of 79sqm – 264sqm retail opportunities are now available to lease in the 19-level KS1, 11-level KS2 and 9-level KS3 towers. For more information contact:

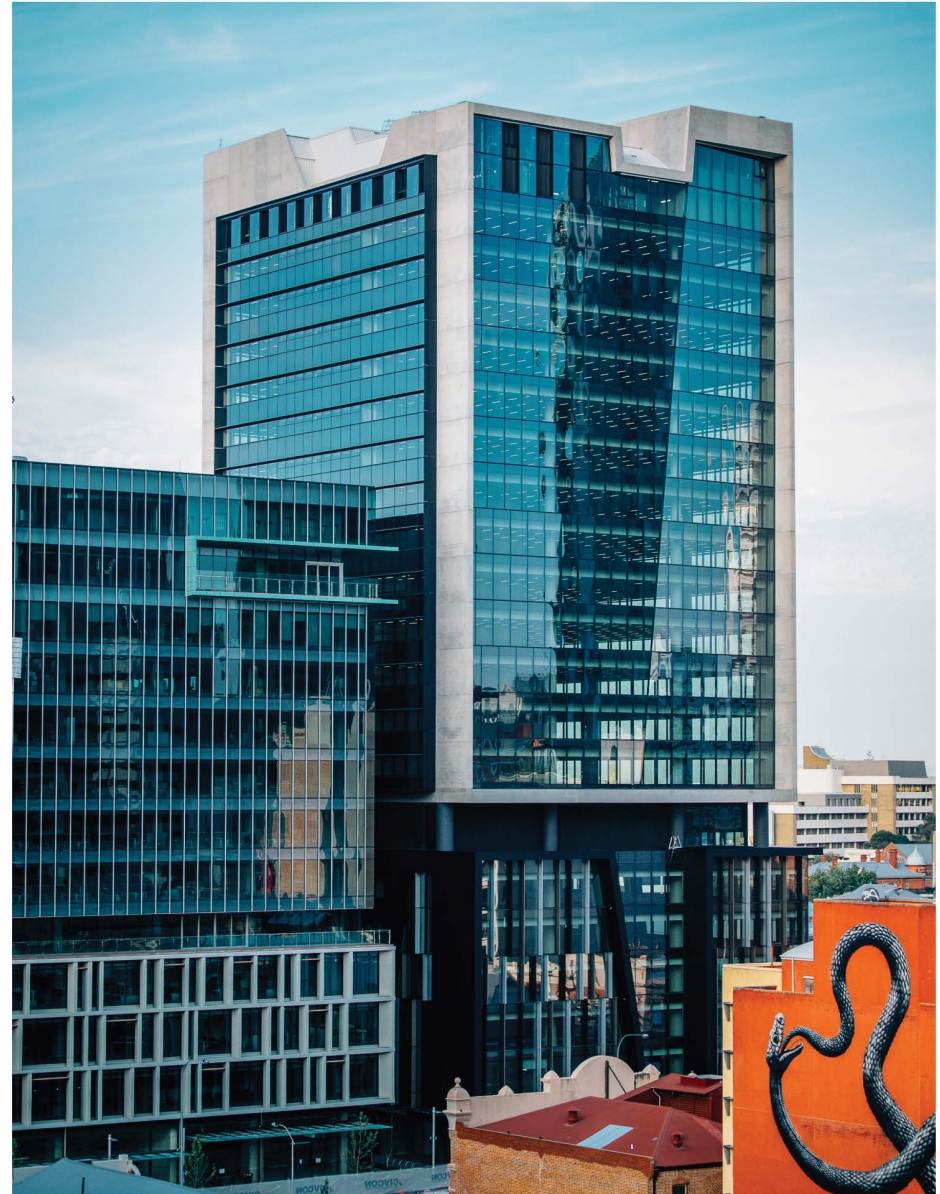


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# KINGS SQUARE

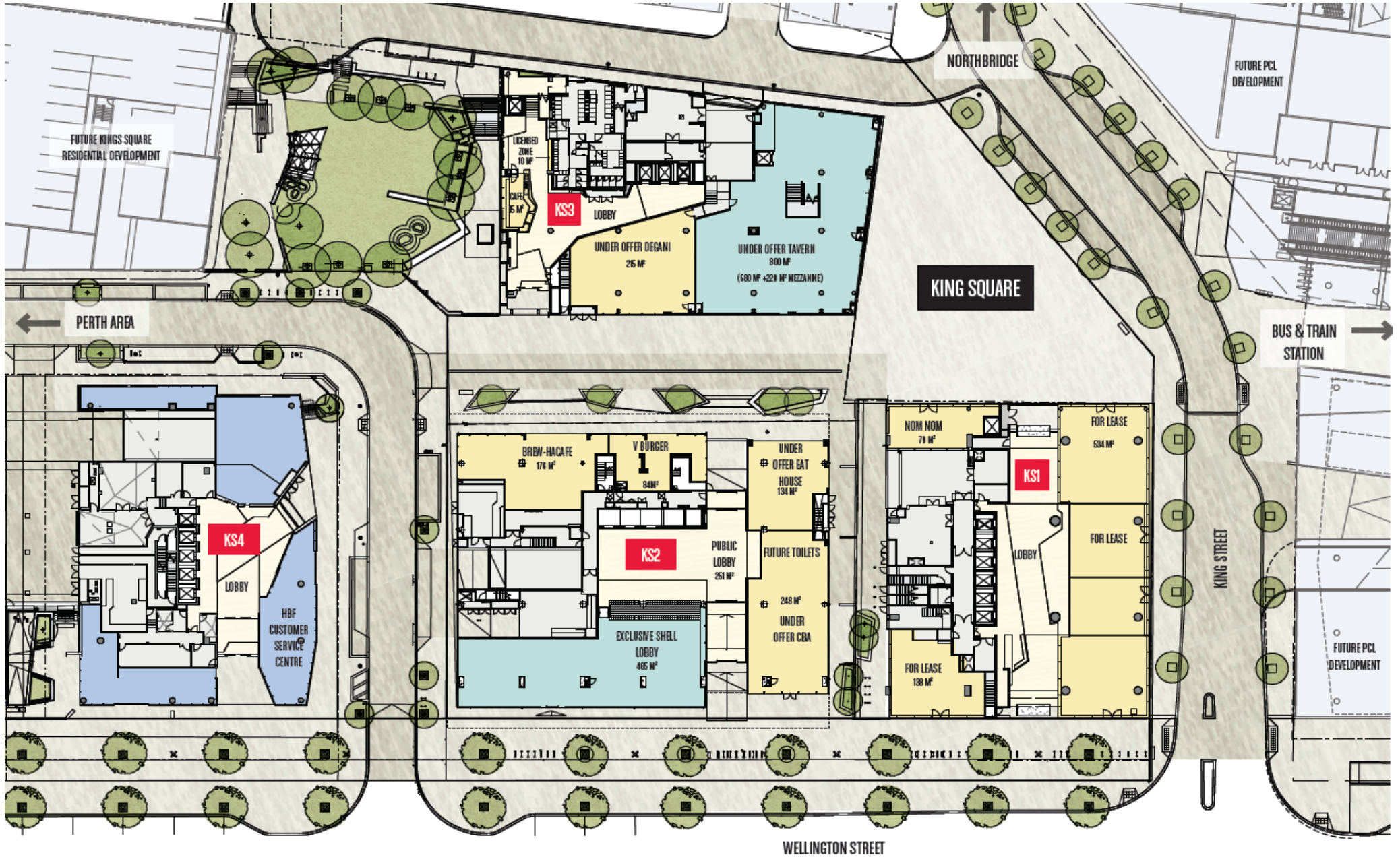


*Aerial view of the Kings Square precinct*



*View of Kings Square tower 1 and 2*

# KINGS SQUARE RETAIL PLAN



\*Concept plan only, subject to change.

## ABOUT LEIGHTON PROPERTIES

Leighton Holdings is a global leader in property development. With over 56,000 people employed globally, Leighton has over 40 years experience with major engineering and infrastructure construction and development, and building construction across the residential, commercial and mining sectors worldwide.

Founded in Australia in 1949 and listed on ASX in 1962, the Group has \$42.4 billion of work currently in progress (as at November 2013).

Part of the global Leighton Holdings group, Leighton Properties is one of Australia's leading property developers, working in the commercial, retail, residential and urban precinct sectors with a development pipeline of over \$6.5 billion.



The Company's track record of success is significant. It includes a wide range of large, complex, investment grade property developments such as Westpac Place, Star City Casino and Eclipse in Sydney; 567 Collins Street in Melbourne; and HQ, 400 George Street, 145 Ann Street and Hamilton Harbour in Brisbane.

Leighton Properties is committed to developing environmentally respectful projects; the company has spent many years developing unparalleled skills, knowledge and expertise in delivering sustainable buildings and is now recognised as Australia's largest developer of Green Star rated office space.

Over the past five years, the Company has been awarded more than 50 industry awards, including the Urban Taskforce National Development of the Year Award in 2011.

For further information visit [leightonproperties.com.au](http://leightonproperties.com.au)

## ABOUT DEXUS PROPERTY GROUP

The Kings Square KS1, KS2 and KS3 towers are owned by DEXUS Property Group and DEXUS Wholesale Property Fund.

DEXUS Property Group (DEXUS) is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With a total of \$17.3 billion of assets under management, DEXUS also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners.

DEXUS manages an office portfolio of over 1.4 million square metres across Sydney, Melbourne, Brisbane and Perth and is the largest institutional owner of office buildings in the Sydney CBD, Australia's largest office market.

DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange under the stock market trading code DXS and is supported by more than 30,000 investors from 22 countries.

With nearly 30 years of experience in commercial property investment, development and asset management, DEXUS has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns to investors.

For further information visit [dexus.com](http://dexus.com)





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Another development by:



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