

# ONE ADELAIDE TERRACE

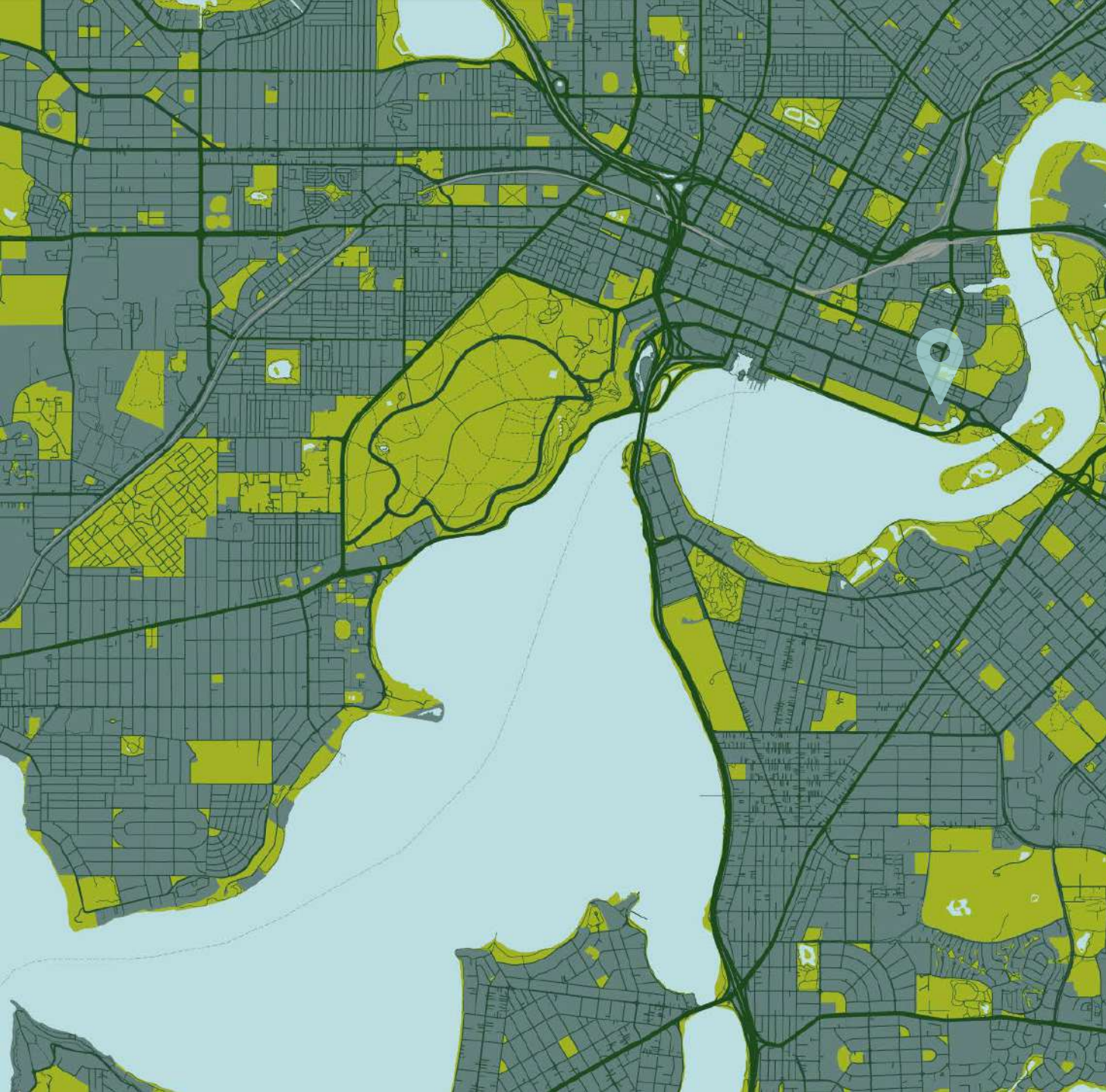


An aerial photograph of Adelaide, Australia, during the 'golden hour' of sunset. The city skyline is visible in the background, with numerous high-rise buildings. In the foreground, a large green parkland area is separated from the city by a road. The park features a winding river or canal, several ponds, and a large circular building with a white facade. The sky is a mix of orange, yellow, and blue.

# ROOM TO BREATHE

ONE  
ADELAIDE  
TERRACE





**As the landmark gateway to Perth, 1 Adelaide Terrace is quickly and easily accessed from all directions.**

1 Adelaide Terrace is just minutes over the Causeway from Victoria Park and its food strip connecting the northern Eastern suburbs.

Traffic from the South avoids Mounts Bay Road gridlock via Canning Highway taking commuters directly to the Causeway and the front door.

Eastern suburbs avoid city bound traffic via East Parade and Plain Street.

Northern and Western suburbs can access direct routes via the Mitchell, Graham Farmer Freeways and Wellington Street.

Perth Airport is just 11.3km away and accessible in under 20 minutes.

CARVING OUT MORE  
**TIME**





## Building Specifications

Management	Cygnets West A full -time onsite management team and a building concierge is in the lobby contributing to the visitor and tenant experience.
Owner	GDI Property Group
Building Type	A Grade
Year Built	1988
Refurbishment	2012 - Major refurbishment 2013 - 2024 - Ongoing building improvements and upgrades
Levels	7 Levels serviced by 5 lifts
Size (NLA)	19,331sqm
Typical Floor	Range from 1,900 - 3,150sqm
Car Bays	176 Car Bays including courier bays and motorbike carparking
Amenities	Generous Lobby space On-site concierge Premium end of trip facilities On site security On site café On site gym Tenant experience platform/app
Security	Proximity reader for lifts and secure door access 24/7 onsite security and CCTV
Sustainability	5.5 Star NABERS energy rating and 3.5 Star Water rating



## Ideal for large high performing collaborative teams

1 Adelaide Terrace offers generous floor plates of up to 3,150sqm with potential to connect floors.

The adaptable floorplates easily allow a 1:10sqm ratio, with natural light and unparalleled, panoramic views of the Swan River, Point Fraser and Ozone Reserve.

At a ratio of 10sqm per person, more than 300 staff can be accommodated on a single floor to create a truly collaborative campus style workplace.



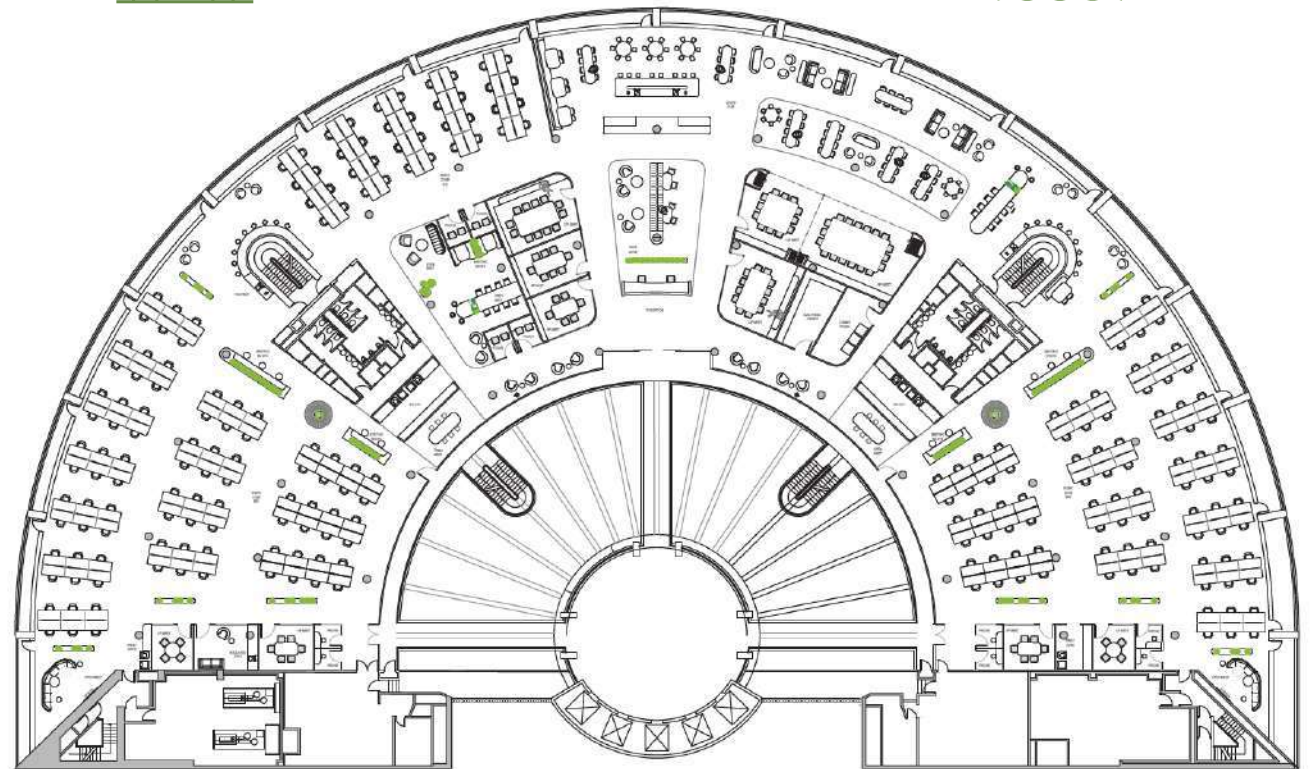
## ROOM TO WORK



Park And  
Lake Views



River Views





An aerial photograph showing a large green sports field, possibly a soccer or rugby pitch, with a running track around it. There are several buildings, including a large white one, and a parking lot with cars. The area is surrounded by trees and a body of water in the background.

ONE  
ADELAIDE  
TERRACE

## Unobstructed river views

At 1 Adelaide Terrace, your team won't be looking at roads or neighbouring buildings but instead will enjoy the tranquillity of 180-degree park, lake and river views.

A VIEW TO  
ADMIRE



## Unobstructed park views

At 1 Adelaide Terrace, your team won't be looking at roads or neighbouring buildings but instead will enjoy the tranquillity of 180-degree park, lake and river views.

A VIEW TO  
ADMIRE



## 1 Adelaide Terrace is surrounded by green parks and water.

The eastern end of Perth is also the sporting and recreation heart. With the WACA, Gloucester Park and Burswood precinct all within walking distance there will be no excuse to skip the morning run or miss out on the cricket or a game of AFL each year.

The City of Perth also has plans to further develop the precinct with a state-of-the-art sports and recreation facility.

State and Federal Government along with WA Cricket have also secured funding for transformation of the WACA Ground including a 10,000 seat venue, 50m community pool, high performance athlete gymnasium, indoor cricket facilities, 130 seat auditorium and public café.

# ROOM TO PLAY

### Sport and Recreation Facilities

- 1 Ozone Reserve
- 2 Point Fraser Recreation
- 3 Langley Park
- 4 WACA
- 5 Queens Gardens
- 6 Heirisson Island Reserve
- 7 Gloucester Park
- 8 Charles Paterson Park
- 9 Perth Stadium
- 10 Wellington Square





## Because its not all about work

On the ground floor you'll be able to access an outdoor green space with seating and barbeque facilities.

The building has a new state of the art wellness studio (completed Feb 2025) equipped with a hydration station and selection of cardio equipment including peloton bikes, reformer machine, treadmills and a rowing machine for a higher intensity workout.

Classes such as Pilates and yoga will be offered for enhanced wellbeing and regular massages to release any stress will be available for booking via the tenant experience platform app.



TIME FOR  
HEALTH






# DESIGNED FOR THE RIDE

## Equipped for an Olympic peloton

1 Adelaide Terrace provides everything cyclists would need with best-in-class end of trip facilities including ample bike storage space (64 bike racks), a repair station, drying room, 135 lockers and well-appointed change rooms.







GET AROUND WITH

EASE

### **Excellent walkability and transit ratings**

1 Adelaide Terrace has excellent access to public transport within the free transit zone. A bus stop with over thirty routes stops directly outside the front door connecting the building to the central CBD within minutes.



## Food and Beverage

1. 1AT Lobby Café (Opening soon)
2. IGA Foodies Market Langley Park
3. Zambreno's East Perth
4. Gusti Restaurant
5. Eastside Social (Restaurant/Bar)
6. On the Point (includes 6 restaurants/bars)
7. Café Atti
8. Wok and Ladle Thai
9. Victoria Park Food Strip (5 min drive)

## Health and Wellness

1. Perth + Tattersalls Bowling
2. The Track Gym
3. F45 Training East Perth
4. Perth Swim
5. East Perth Medical Centre
6. Kangaroo Sanctuary

## Accommodation + Conference

1. Fraser Suites
2. IBIS Styles
3. Crown Plaza
4. Mantra on Hay
5. Quest East Perth
6. Crown Towers Perth (off map)

## Parking

1. CPP Plain Street
2. Wilsons Parking Queens Riverside
3. Fortescue Centre Car Park
4. CPP Point Fraser

## Childcare

1. Goodstart Early Learning



Fraser Suites



East Perth Social



IGA Foodies Market

1.5km  
Perth Stadium

500m Radius  
Average 6 Minute walk radius

1.5km  
Crown

All your staff needs met within a 5-minute walk







ROOM TO

# BREATHE

**ONE** ADELAIDE  
TERRACE





# ONE ADELAIDE TERRACE

## Leasing Enquiry

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