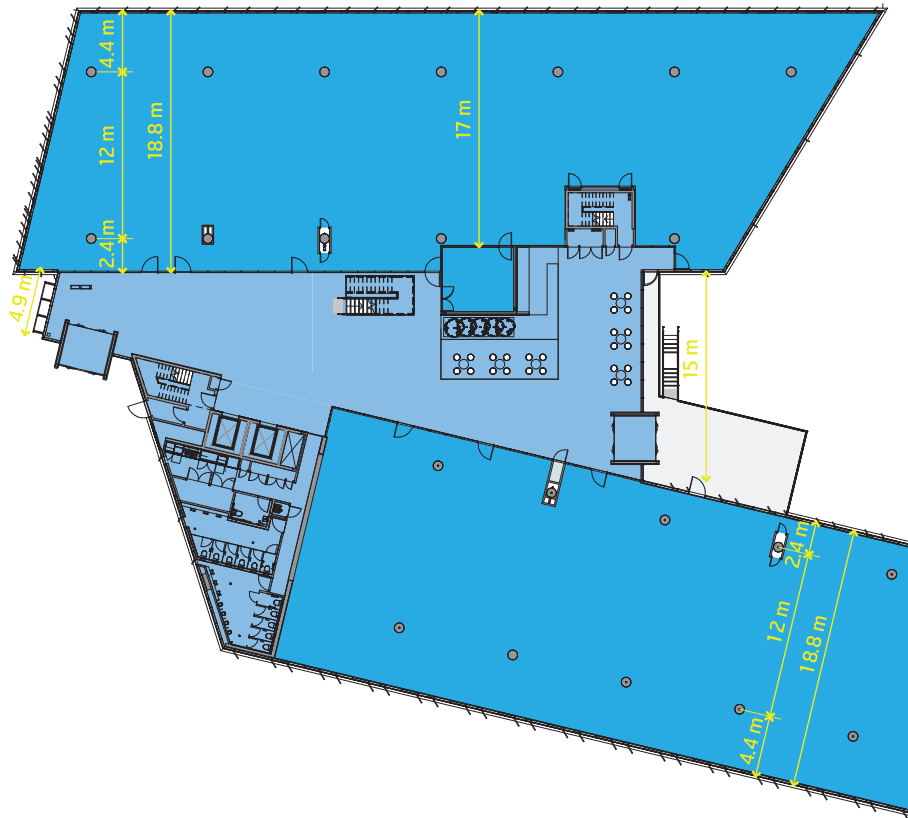


BUILDING PLAN. GROUND LEVEL



THREE FLOORS OF OFFICE SPACE CENTRED ON A BRIDGED DAYLIGHT ATRIUM.

TECHNICAL SPECIFICATIONS

FLOOR TO CEILING HEIGHTS:

2700 mm.

OCCUPATIONAL DENSITIES:

Based upon 10 people per sqm of net lettable office area occupational densities.

INTERNAL DESIGN CONDITIONS:

Offices: 22°C db \pm 2.0°C.

PASSENGER LIFTS:

The building will be served with two 17 passenger lifts (1275kg capacity).

AIR CONDITIONING:

Cooling will be provided by a central chilled water system. Reticulation will be via two in-line variable speed pumps.

INCOMING TELECOMS:

Fibre and analogue services are provided to the building for connection by the tenant.

OTHER PROVISIONS:

End of Trip Facilities: 4 individual showers, 32 lockers and 37 bicycle spaces.

SECURITY:

The Landlord will provide a security system to the building perimeter and selected common areas consisting of CCTV and door monitoring equipment.

ENVIRONMENTAL:

5 Star Green Star (Design and As-Built) rating of 'Australian Excellence'.



Werrington Park
Corporate Centre