

The Boulevard

Brisbane Airport



it all begins here



BNE
PROPERTY



Artist impression of the Boulevard Business Park.

The Boulevard, Brisbane Airport

The Boulevard at Brisbane Airport presents an exciting and innovative new commercial office development opportunity for Brisbane, positioned in the heart of vibrant commercial, retail and lifestyle hub Skygate.

The development is managed by Brisbane Airport Corporation (BAC), a private non-listed Queensland company responsible for the operations, sustainable development and promising future growth of the Brisbane Airport, which is under a long-term lease from the Federal Government.

Committed to ensuring Brisbane Airport is of world-class standard, BAC has spent more than \$1 billion on infrastructure in the past 10 years. As the gateway to Queensland, the airport is on the cusp of an incredibly exciting phase, which will see more than \$3.8 billion in capacity-related infrastructure delivered over the next 10 years. With that in mind, passenger numbers are anticipated to be upwards of 48 million by 2034.

More than 480 businesses and 23,000 workers are spread across Brisbane Airport's thriving business precinct, expected to increase to 52,000 workers by 2034. The Property Council of Australia's 2016 Office Market Report found Brisbane Airport has the lowest commercial office vacancy in Australia.

The development occupies a unique and high-profile location with unparalleled connectivity to Brisbane Airport's terminals. The airport's location, 24/7 operations, high connectivity, security and incredible array of amenity make it an ideal business location.

The Boulevard Business Park will be a place of gathering for people and ideas – a vibrant centre for commerce, innovation and recreation and an internationally recognised model of sustainable business park development.

Overview

A unique and highly accessible location for a commercial office development

Positioned in the lively centre of Brisbane Airport, Skygate is home to more than 160 retail, cafe, dining and leisure options. Staff and visitors to The Boulevard will enjoy an array of amenity right on their doorstep, including DFO, Queensland's first and only 24-hour Woolworths, Golf Central BNE, Dan Murphy's, a 4.5-star hotel, medical centre, gym and childcare centre, and more.

The conveniently located lifestyle hub is seamlessly connected to major roadways including the Gateway Motorway, East-West Arterial, Inner City Bypass, and the AirportlinkM7, Clem7 and Legacy Way tunnels. Skygate also offers public transport connections through Brisbane City Council bus services, the BAC Courtesy Bus and Airtrain, with an Airtrain station planned for Skygate in the near future. In addition, \$2.5 million has been invested in cycling infrastructure, connecting the precinct to the Kedron Brook cycleways.

The precinct recently underwent an award-winning \$35 million redevelopment, which was completed in late 2015. This included an expansion of 30 new stores to the existing DFO shopping centre, a multi-level car park and connector building with additional retail, alfresco dining and commercial office space, as well as enhanced pedestrian walkways.

Current and proposed Brisbane Airport developments that will complement Skygate include:

- Skygate Home & Life Centre
- BNE Auto Mall
- Skygate North entertainment precinct
- Proposed Skygate Airtrain station
- A sporting precinct and centre of excellence
- A nine-hole golf course.



Skygate, Airport Central.

“Skygate recently underwent an award-winning \$35 million redevelopment, which was completed in late 2015.”

Amenity

Skygate

Skygate is a highly connected, convenient precinct with more than 160 retail, cafe and dining options including:

- DFO's big name brand factory outlets
- 24-hour Woolworths
- BNE Golf Central - driving range, mini golf, bar and cafe
- 4.5 star Novotel Brisbane Airport with conference facilities and restaurant
- Dan Murphy's
- 24-hour Jetts Fitness
- Tadpoles and Qantas childcare centres
- GP clinic and pharmacy
- Bakery, butcher and fresh fish
- Hair and beauty.

An extensive range of alfresco dining options are available at Skygate including:

- Transit Tavern
- The Coffee Club
- Burrito Bar
- Cafe Cherry Beans; and
- Burger Urge.

BNE Service Centre

The BNE Service Centre provides additional convenience and dining options for airport workers. Options include a 24-hour Shell Coles Express and McDonald's, a dine-in food court with cafe and fast food options as well as an Ultra Tune and Sparkles Car Wash.

Domestic and International Terminals

A range of retail and dining options are on offer at the terminals, from local and international fashion brands to cafes and restaurants.

Pullman and Ibis Hotels

The recently completed 5 star Pullman and 3.5 star Ibis hotels provide casual and fine dining options as well as a fully-equipped conference centre and rooftop space.



Artist impression of the proposed business park alfresco area overlooking the Kedron Brook.



Connectivity

One of the most accessible business precincts in South-east Queensland

Brisbane Airport has unrivalled connectivity through multi-modal transport networks, easily accessible via car, bike or public transport.

Roads

The airport is seamlessly connected to Brisbane’s major arterial road networks including the Gateway Motorway, East-West Arterial, Inner City Bypass, new Kingsford Smith Drive upgrade and the AirportlinkM7, Clem7 and Legacy Way tunnels.

Brisbane City Council Buses

Brisbane City Council runs a range of bus services in and out of the airport precinct including the 303 from Doomben and the 590 from Garden City. Find out more at translink.com.au

BAC Courtesy Bus

A free bus service is available to the public and staff travelling between the various airport precincts. The courtesy bus connects to the greater Brisbane City Council bus network at the Skygate precinct. The buses operate between 6.30am and 6.00pm Monday to Friday and between 9.00am and 6.00pm on weekends. Frequency of this service is every 15 minutes during peak times and 30 minutes during non-peak times.

Train

The Airtrain arrives at the International Terminal at 15 minute intervals during peak times and at 30 minute intervals during non-peak times. Airtrain is completely integrated into the QR suburban rail network, taking passengers from Brisbane Airport directly to Brisbane CBD and on to the Gold Coast and Sunshine Coast. Airport workers are entitled to receive fare discounts. An Airtrain station is also planned for Skygate.

Taxi Ranks

Taxi ranks are located at both terminals and at the Skygate precinct in front of DFO.



\$2.5m

BAC has invested \$2.5 million in cycling infrastructure.

50%

Brisbane Airport’s current cycle network covers more than 50 percent of landside roads.

Sustainability

Sustainability is a key focus of Brisbane Airport’s core values.

As a result of this, the airport precinct is a natural address for companies seeking a reputation for sustainable development practices.

Brisbane Airport is the first precinct in Australia to be awarded a Green Building Council of Australia (GBCA) Green Star – Communities rating under the PILOT program.

The 4 Star Green Star precinct rating represents ‘best practice’ for developing a sustainable master-planned development in Australia.

Through its integrated power network, water management system and solar initiatives, Brisbane Airport aims to maximise energy efficiencies, helping it to become Australia’s green airport.

Security

Extensive security measures are of utmost importance within the Brisbane Airport precinct.

Brisbane Airport prides itself on its unparalleled high security standards and procedures, which adhere to strict federal legislation.

BAC operates a state-of-the-art airport-wide CCTV network, currently utilising more than 1,000 high-definition cameras controlled with the latest Verint software and hardware. This includes the entire Verint analytical suite, including perimeter intrusion and alarms on abnormal events. The system is linked to the Airport Monitoring Office, which operates 24/7.

Skygate is consistently patrolled by private security and is reinforced by a strong Australian Federal Police (AFP) presence at the airport on a 24/7 basis. A high level of security will be maintained in all key areas of The Boulevard premises including the car park, access and egress points, ground floor and lobby, typical office levels, and service areas.

To enable efficient and effective monitoring and control of activity within and around the building, a number of security measures will be implemented. These include electronic access control via boom gate, an after-hours roller shutter, CCTV coverage of key internal (public foyer space, lifts, lobbies, car park, loading dock and typical floor office lobbies) and external (pedestrian and vehicle entry/exit points, building perimeter) areas of the building, and duress alarms in the car park and end-of-trip facilities.

An additional level of security is prescribed within a memorandum of understanding between BAC, Queensland Police and the AFP, resulting in a multi-layer safe and secure environment across the airport precincts.



24/7

The Skygate precinct is patrolled by private security and is reinforced by a strong Australian Federal Police (AFP) presence on airport on a 24/7 basis.

1,000

BAC operates an airport wide CCTV system currently utilising more than 1,000 high definition cameras.

Building for the future

Brisbane Airport (BNE) is the premier gateway to Queensland. Curfew-free and operating 24/7, BNE is planning for a future that will see passengers, jobs and investment more than double in 20 years. With 100+ construction and development projects on site or in planning, BNE is one of Australia’s fastest growing business hubs.



Best Airport in Australia/Pacific Region
Best Airport Staff Service in Australia/Pacific Region

Jobs

Now: 23,000
2034: 52,000

Consistent development at Brisbane Airport has seen jobs on site grow more than 30 percent over the past five years.

Investment

\$1.6 billion
has been invested in infrastructure across Brisbane Airport since FY12.

\$2.2 billion
will be invested in infrastructure between FY17 – FY21.

Passengers

Now: 22.7 million
2034: 48.0 million

Passenger numbers have grown 2.3 percent in the past five years and by 2034 Brisbane Airport is expected to welcome as many passengers as Mumbai, Las Vegas or Madrid airports do today. Brisbane Airport has two major terminals accommodating 30 airlines flying to 50 domestic and 29 international destinations.

Economic benefits

Brisbane Airport plays a key role in tourism, business and industry growth with benefits spreading across the country. By 2034 Brisbane Airport is expected to contribute \$8.2 billion to the Queensland economy each year and \$13.4 billion to the Australian economy each year.

Major projects

- BNE Auto Mall (est. Stage 1 completion 2020)
- Brisbane’s New Runway (est. completion 2020)
- International Terminal Concourse Expansion (est. completion 2017)
- International Terminal Northern Apron Expansion (est. completion 2017)
- Airport Industrial Park (est. completion 2020)
- Self-Service Check In and Bag Drop (est. completion 2017)

Other facts

- BNE is the third largest by passenger numbers in Australia (22.7 million per year).
- BNE is the largest capital city airport by land area (2700 ha).
- BNE operates 24 hours a day.
- BNE had 216,218 aircraft movements in 2016.



There are already more than 480 companies doing business at the airport every day. BNE Property manages the tenancies of nearly 200 businesses and is proud to have many well-known, quality companies located at Brisbane Airport such as:

Design

The Boulevard Business Park incorporates three buildings within Skygate, with each offering innovative, flexible and sustainable design.

Ideally located within a growing business and lifestyle precinct and offering fit-for-purpose buildings and flexible options, The Boulevard Business Park is an ideal development for a wide range of innovative businesses.

Built form and design efficiency are key features of the development, with each tenancy offering bright open-plan spaces that are flooded with natural light. Minimal internal columns and the incorporation of expansive external glazing maximise the daylight penetration into each building, as well as providing

access to external views of Skygate, BNE Golf Central and Brisbane Airport. The open-plan spaces allow tenants to create a dynamic and efficient workplace environment.

Committed to developing a sustainable master-planned community, BAC has ensured that high-standard green credentials are upheld at The Boulevard. The development is targeting a 4.5 star NABERS rating for the as-built office design.

The architecture at The Boulevard takes its cues from the vibrant nature of the

Brisbane Airport precinct and Brisbane's subtropical climate and lifestyle. The landscaped areas will feature Queensland varietals and strategic vegetation placement will promote ventilation and maximise solar shading and noise abatement. Balconies and break-out areas will be integrated in the landscape design.

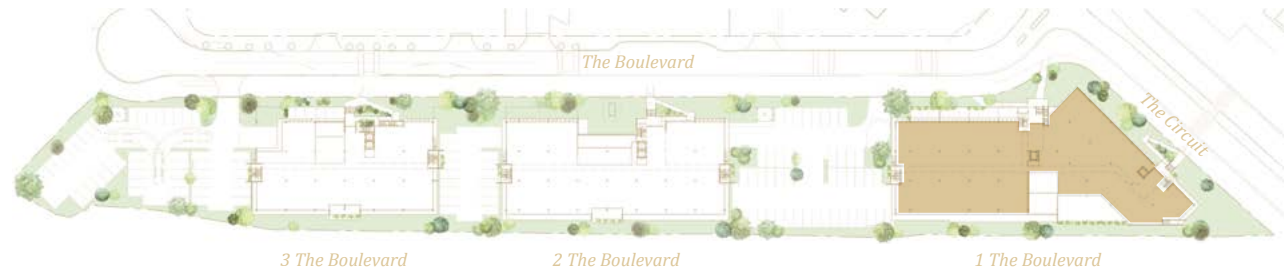
Adding to tenant amenity, car parking is provided in a combination of secure basement and open-air spaces, with additional parking available at Skygate's new multi-level car park.

“The open-plan spaces allow tenants to create a dynamic and efficient workplace environment.”



Artist impression of an indicative fit-out.

1 The Boulevard Brisbane Airport



Net lettable areas		Car parks		End of trip facilities	
Ground	1,820m ²	Basement	68	Bike racks	60
1 st floor	1,820m ²	Open air	29	Lockers	46
2 nd floor	1,820m ²	Total	97	Showers	4 (2M, 2F)
3 rd floor	1,820m ²			Plus 4 PWD showers (1 per level)	
Total	7,280m ²				

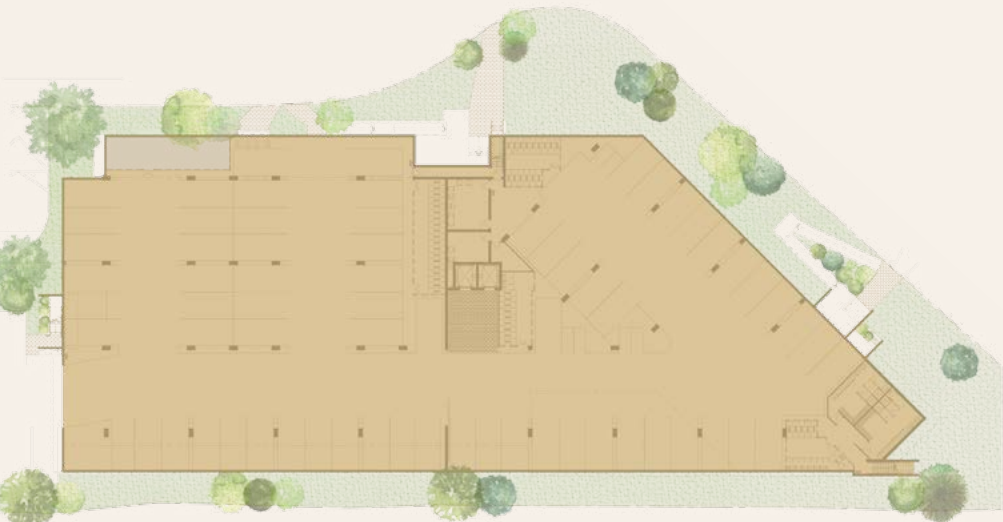
- Other features
- Targeting 4.5 Star NABERS rating.
 - Generous floor plates with large structural spans to minimise the amount of internal columns.
 - Expansive external glazing to maximise daylight penetration and external views.
 - Water sensitive urban design.
 - Balconies on each level to capture views of the airport and Golf Central BNE.



Upper level

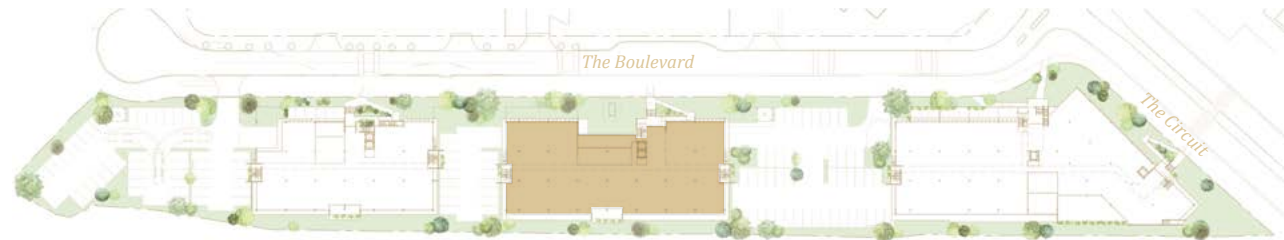


Ground level



Basement level

2 The Boulevard Brisbane Airport



3 The Boulevard

2 The Boulevard

1 The Boulevard

Net lettable areas		Car parks		End of trip facilities	
Ground	1,410m ²	Basement	40	Bike racks	31
1 st floor	1,410m ²	Open air	32	Lockers	40
2 nd floor	1,410m ²	Total	72	Showers	4 (2M, 2F)
Total	4,230m ²			Plus 3 PWD showers (1 per level)	

Other features

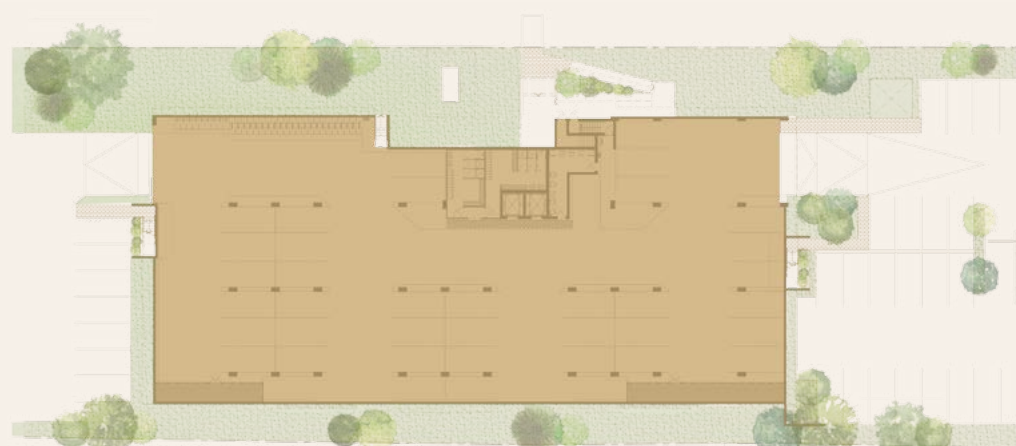
- Targeting 4.5 Star NABERS rating.
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Upper level

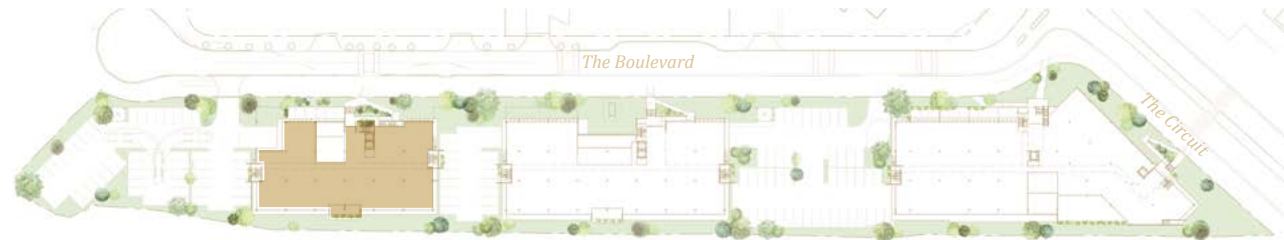


Ground level



Basement level

3 The Boulevard Brisbane Airport



Net lettable areas		Car parks		End of trip facilities	
Ground	1,020m ²	Basement	30	Bike racks	19
1 st floor	1,100m ²	Open air	48	Lockers	20
Total	2,120m ²	Total	78	Showers	2 (1M, 1F) Plus 2 PWD showers (1 per level)

- Other features
- Targeting 4.5 Star NABERS rating.
 - Generous floor plates with large structural spans to minimise the amount of internal columns.
 - Expansive external glazing to maximise daylight penetration and external views.
 - Water sensitive urban design.
 - Balconies on each level to capture views of the airport and Golf Central BNE.



Upper level



Ground level



Basement level



Artist impression of The Boulevard as viewed from the neighbouring Skygate Centre.

The Opportunity

Why establish your business at Brisbane Airport?

Forecasts indicate that Brisbane Airport will have more than 52,000 employees by 2034 and will contribute approximately \$8.2 billion to Queensland's regional and state economies.

The Brisbane Airport precinct presents:

- A highly competitive commercial proposal
- Strong financial strength and capability
- A consultancy and delivery team with significant experience in delivering a fully integrated fit-out in association with the base building
- Great amenity for staff and visitors
- Well-connected convenience for those that fly, drive, cycle and catch the bus or train
- High profile exposure, with more than 22.7 million passengers visiting the terminals each year
- A safe and secure working environment
- A sustainable target of 4.5 star NABERS rating
- Innovative design with the building orientated to maximise the amount of natural light entering it, in turn taking advantage of the surrounding vistas.

The opportunity is now – this is your chance to be part of an exciting and industry-leading future at Brisbane Airport.

9-18

Build time is approximately nine to 18 months from signing of Agreement to Lease.



Office design can be tailored to suit the anchor tenant.

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Our team of agents is ready to assist you with any queries you may have.



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