

CBRE



STAT

87 ADELAIDE TERRACE, PERTH

FOR LEASE

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WELCOME TO 87 ADELAIDE TERRACE

AN INNOVATIVE AND VIBRANT PRECINCT

03

Overview

04

The Building

04

Key Features

05

Location

06

Stacking Plan

07

Floor Plans

09

Retail and
Event Space

10

About the
Landlord



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OVERVIEW

The Grand Hotel Group is pleased to present 87 Adelaide Terrace which forms the commercial arm of the refurbishment of the "Shoppe on Langley Park" precinct. 87 Adelaide Terrace can offer a full building availability of up to 18,222sqm of office space for lease.

-  Large floor plate of 6000sqm
-  2.5-star NABERs rating
-  Naming rights available
-  Side core
-  New end of trip facilities and lift lobbies

CURRENTLY UNDER REFURBISHMENT WHICH INCLUDES:

-  Upgraded retail arcade offering up to 6,000sqm.
-  Refurbishment of Level 1 office floors
-  New canopy to retail arcade
-  Refurbishment of lift lobbies
-  Installation of new escalators to parking via retail arcade
-  Full remodelling of the Terrace Road entry including installation of new retail shops and escalators to mezzanine retail arcade

2,000sqm available from May 2024. 87 Adelaide Terrace offers a rare opportunity to occupy 18,000sqm* (approx.)

Tenants will have access to unrivalled amenity within the east end of the CBD. A first in class option for occupiers to provide their staff a lifestyle hub.





THE BUILDING



OCCUPYING A LANDMARK SITE

First constructed in 1984 by Multiplex. Designed by architect, John Andrews, property became The Merlin Hotel. In 1988, Grand Hotel Group purchased the property from Perron Group and the hotel became Hyatt Regency and is now Residence on Langley Park.



LOCATED AT THE FRINGE OF PERTH'S CBD

on the corner of Adelaide Terrace, Plain Street and Terrace Road, 87 Adelaide Terrace can be easily accessed via major roads such as Graham Farmer Freeway and Causeway.



THE PROPERTY IS HIGHLY ACCESSIBLE

via free public transport buses from Perth CBD and free public CAT buses along Hay St. and Wellington St. It is a mere 8 to 10 minutes away from Elizabeth Quay Station and Optus Stadium. Direct buses to and from the Perth Airport are also available.



THE CARPARK CAN BE ACCESSED VIA ADELAIDE TERRACE OR TERRACE ROAD

with approximately 700+ secured undercover car parking spaces.



HOTEL ALSO LOCATED WITHIN THE PRECINCT

which offers 42 rooms of serviced apartments and 325 hotel rooms.

KEY FEATURES



CLOSE TO PUBLIC TRANSPORT
(bus and train)



700+ COVERED CAR BAYS



END OF TRIP FACILITIES



E-CHARGING
(bike, scooter)



ON-SITE SUPERMARKET
(Foodies IGA)



ON-SITE CHILDCARE
(72 pax capacity)

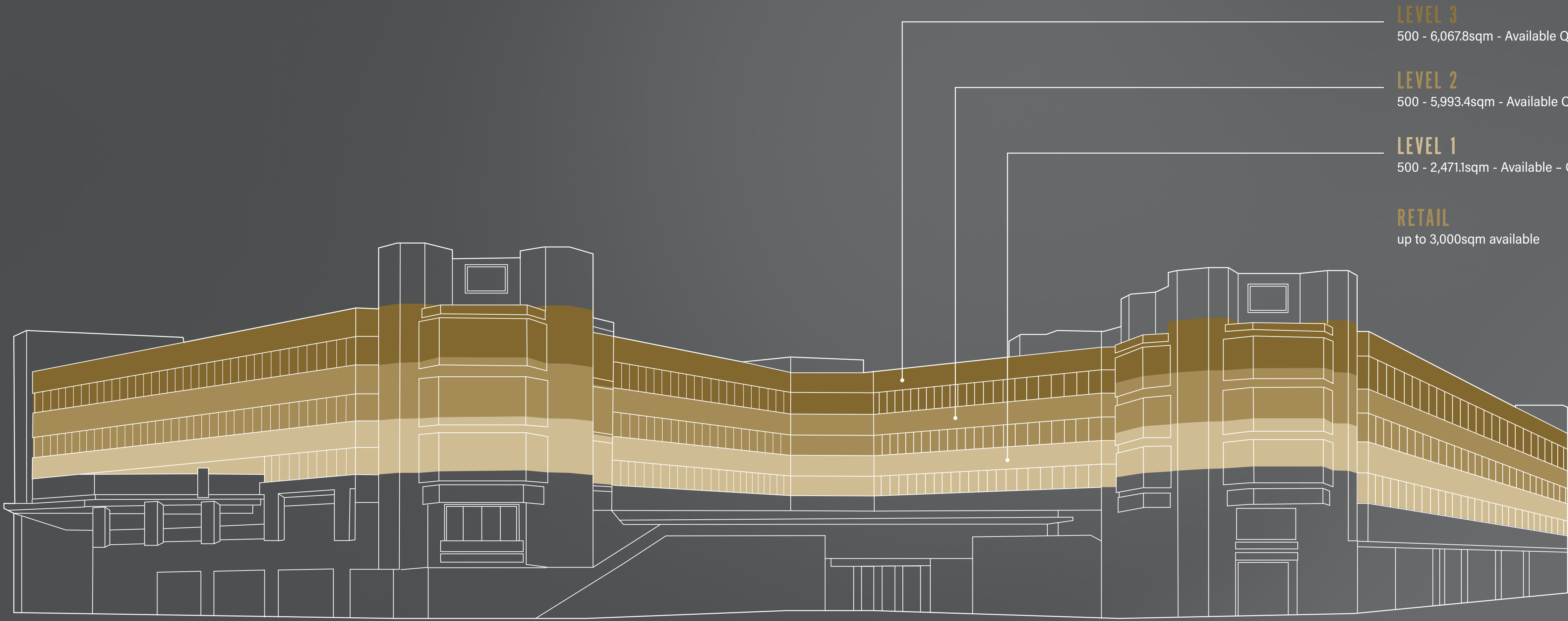


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STACKING PLAN



LEVEL 3
500 - 6,067.8sqm - Available Q3 2025

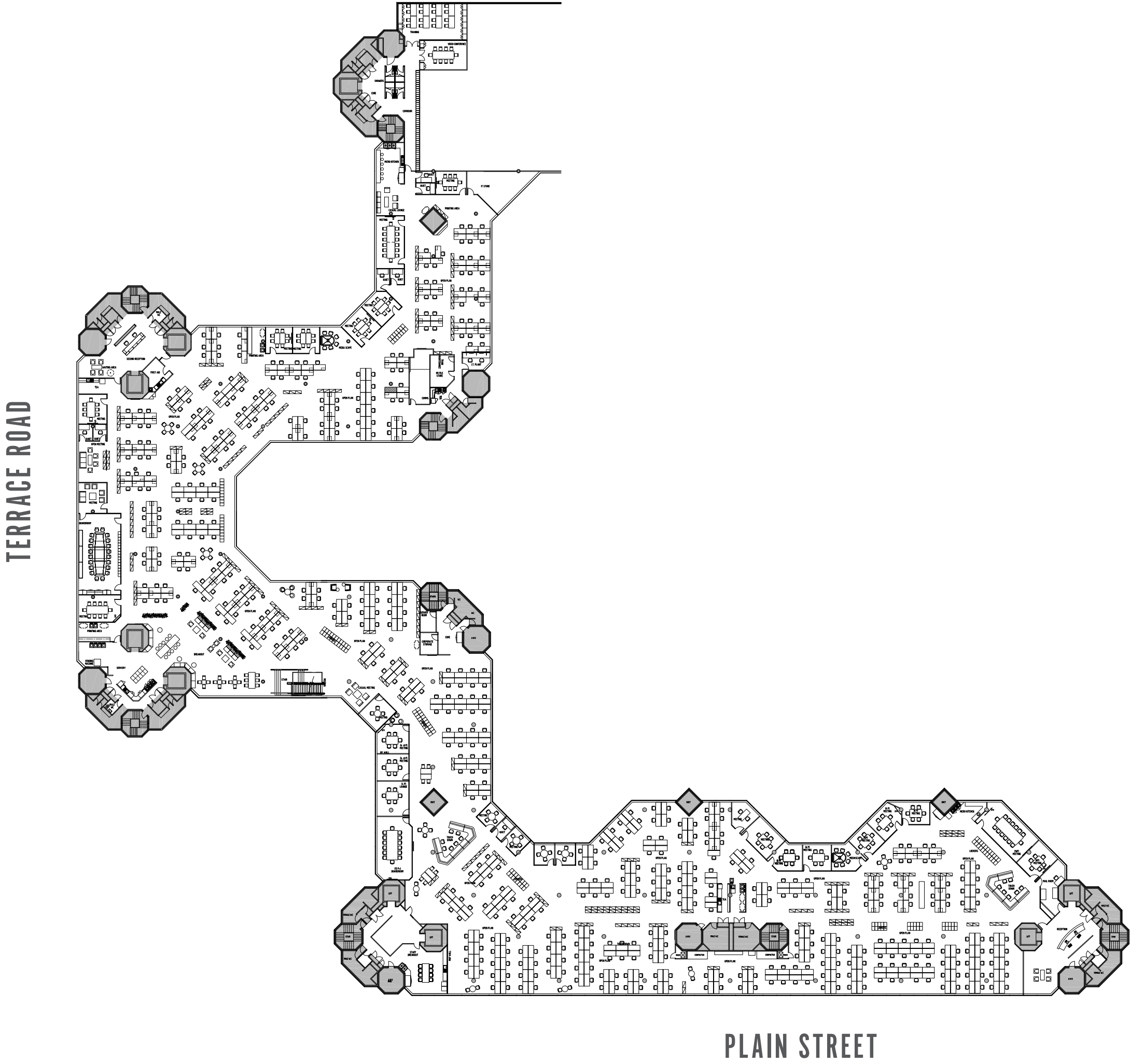
LEVEL 2
500 - 5,993.4sqm - Available Q1 2026

LEVEL 1
500 - 2,471.1sqm - Available - Q2 2026 | Vacant - 3,500sqm

RETAIL
up to 3,000sqm available



FLOOR PLANS



THE RETAIL AND EVENT SPACE



The Foodies Market (IGA) is already in operation offering customers the best local produce and a large variety of product that caters to busy lifestyles.



The Track is the largest 24-hour gym in the city. Fully open and welcoming customers since December 2023, The Track is redefining the fitness experience by offering cutting-edge equipment in an atmosphere of sophistication.



For those working parents, Kuddly Panda childcare will open its doors mid-2024, making life easier to manage and providing comfort for mums and dads knowing their child is close by.



NEXT PRACTICE
A NEW KIND

An on-site medical centre offering best in class, holistic healthcare is scheduled to open early 2025.

A regular schedule of entertainment and events and you have a destination that lets you work, play, and stay all under one roof.



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ABOUT THE LANDLORD

THE GRAND HOTEL GROUP (GHG) IS A WHOLLY-OWNED SUBSIDIARY OF TUAN SING HOLDINGS LIMITED.

Headquartered in Singapore, Tuan Sing Holdings Limited is recognised as a fast-growing, regional real estate company focused primarily on property development, property investment and hotel ownership.

Over the years, Tuan Sing has developed a portfolio of strategically located real estate assets in Singapore and across the Asia Pacific region, and has established a reputation for delivering high quality and iconic developments.

GHG owns the award winning 5 Star hotel, Grand Hyatt Melbourne and an emerging hospitality brand The Residence in Perth, Western Australia.

Grand Hyatt Melbourne opened its doors in 1986 and is located within Melbourne's Central Business District at the "Paris End" of Collins Street, with access to both Russell Street and Flinders Lane.

For more information on Tuan Sing Holdings Limited, please visit www.grandhotelgroup.com.au

The hotel has been extensively renovated in recent years and comprises a total of 550 hotel rooms and suites over 34 levels.

Located at the east end of Perth's CBD, The Residence hotel and serviced apartments comprises 325 hotel rooms and 42 serviced apartments over nine levels. The hotel offers easy accessibility to Adelaide Terrace and Plain Street, as well as splendid views of the iconic Swan River.

These two internationally acclaimed hotel properties also both feature a range of commercial and retail tenancies onsite together with large undercover public carparks, conjuring a vibrancy within its surroundings."



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