

DEMAND DRIVES LARGER DEALS

The 2015 year is proving to be another strong one for Tewksbury Commercial and the focus of this newsletter is recent activity in Leasing

Whilst we do not expect to reach the number of transaction to match our record of 46 deals achieved in 2014, we have negotiated a number of larger deals meaning the total amount of space leased is considerably higher.

In the nine months to 30th September 2015, we have leased almost 6,000sq m of office space and 2,700sq m of retail space. We have articles on three of these major leasing transactions in this newsletter.

1869m² LEASE TO INSURANCE COMPANY



One of the fastest growing and most prominent consumer advocate brands in Australia, Compare the Market has expanded into new office premises in Toowong.

The insurance comparison website, well known for its 'Compare the Meerkat' advertising, has leased a full floor of 1,869sq m at Stockland's 80-88 Jephson Street commercial office building in Toowong.

Compare the Market are relocating from their previous smaller premises at the nearby Toowong Tower, which they have outgrown due to their continued growth.

The company, established in 2012, has teamed up with a range of Australia's insurance providers to allow consumers to compare the latest deals in one place, side-by-side.

Darren Lucchese, Director of Leasing at Tewksbury Commercial, negotiated the Compare the Market lease at 80-88 Jephson Street on a five-year term, effective from 1 September 2015.

He said the expanded Toowong premises will house Compare the Market's executive head office and call centre operations on one efficient full floor space.

"For some time, I had been aware that they would need more space for their rapidly growing business and the large full floor provided by 80-88 Jephson Street was a major attraction," he said.

"This floor became available after the completion of the Legacy Way Tunnel and was a perfect fit for Compare the Market as it also provides for high profile signage opportunities."

"As one of the largest office leasing deals completed in Toowong in recent years, this represents a big vote of confidence in the precinct by a well-known, growing national brand."

QBIOTICS EXPANDS TO TARINGA CENTRAL



Fast growing pharmaceutical research company QBiotech has connected to larger premises in Taringa's premier commercial office building.

After outgrowing its previous 195sq m office at nearby Indooroopilly in only 12 months, QBiotech was in the market for bigger and more modern

offices with a high car parking ratio.

QBiotech has now committed to 344sq m at Taringa Central at 165 Moggill Road, in a leasing deal negotiated by Darren Lucchese, Director Leasing at Tewksbury Commercial.

The three-year lease with two further three-year options also includes 10 dedicated car park spaces with the tenancy.

"To secure 10 car parks for an office of this size is unheard of and was a major attraction in QBiotech expanding to Taringa Central,"

Mr Lucchese said. "This is the premier commercial office building in the Taringa precinct and the existing high-quality fit-out was ideally suited to the requirements of QBiotech."

SPORTS GROUP KICKS A GOAL IN FORTITUDE VALLEY



Australia's leading provider of specialist sports education FC11 has scored a high-profile base in Fortitude Valley to kick off an exciting new stage of growth.

The group has operated in Brisbane from the University of Queensland's Sports Centre at St Lucia, but had been actively seeking its own stand-alone facility to accommodate its future growth plans.

Represented by Darren Lucchese, Director of

Leasing at Tewksbury Commercial, FC11 has now secured a freestanding 1,182m² two-storey building at 120 Brunswick Street in Fortitude Valley.

Mr Lucchese said the long-term seven year lease, with a further seven year option, provides FC11 with a strong public presence in one of Brisbane's most prominent inner city locations

"They investigated a number of options in various locations across Brisbane, but this stand-alone building in Fortitude Valley was ideally suited to their requirements," he said.

"It is close to public transport and amenities and has large floor plates and high ceilings to suit their unique fit-out needs that will incorporate specialist sports training equipment and facilities, including an indoor running track.

"The main road location of the property also provides maximum public exposure and is supported by the convenience of secure basement parking for 23 cars."

PROPERTIES FOR LEASE AND SALE

FOR LEASE



Darren Lucchese

70 STATION ROAD, INDOOROOPILLY

Area: 115m² - 214m² - 5 Floors available
Whole Floor or Half Floors

FOR LEASE



Darren Lucchese

165 MOGGILL ROAD, TARINGA

Area: 494m² Full Fit Out
Car Parks: 12 @ \$190/pbm + GST

FOR LEASE



Darren Lucchese

55 SHERWOOD ROAD, TOOWONG

Ground Floor Retail - Great Exposure
Area: 534m² - 11 Car Parks

FOR LEASE



Darren Lucchese

56 JEPHSON STREET, TOOWONG

Whole Building - Two Levels
Area: 1026m² - 21 Car Parks

FOR SALE



**FOUR UNITS TO CHOOSE FROM
CORONATION PLACE
10 BENSON STREET, TOOWONG**

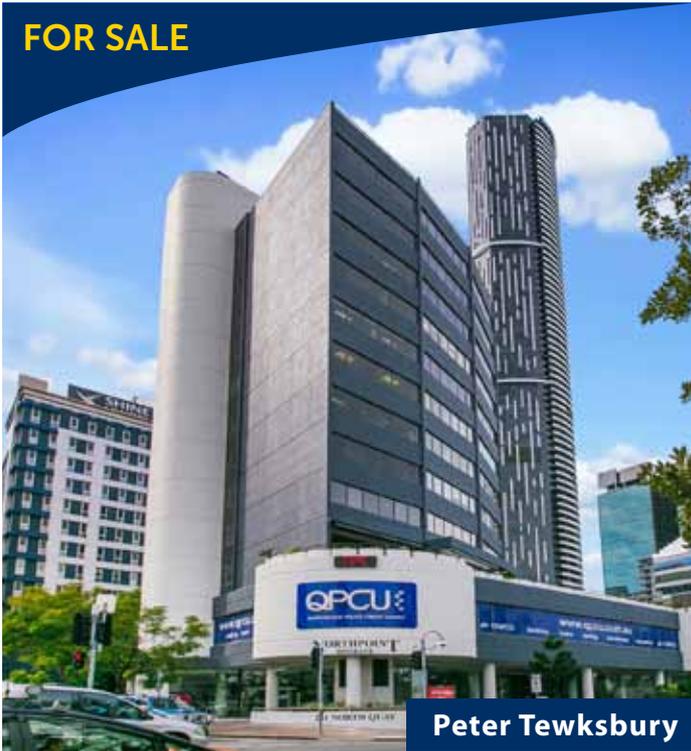
Areas: 35m² 38m², 42m² & 73m²
Vacant Possession
Open Planned
Each with Car Parks

from \$165,000 plus GST

Peter Tewksbury

PROPERTIES FOR SALE

FOR SALE



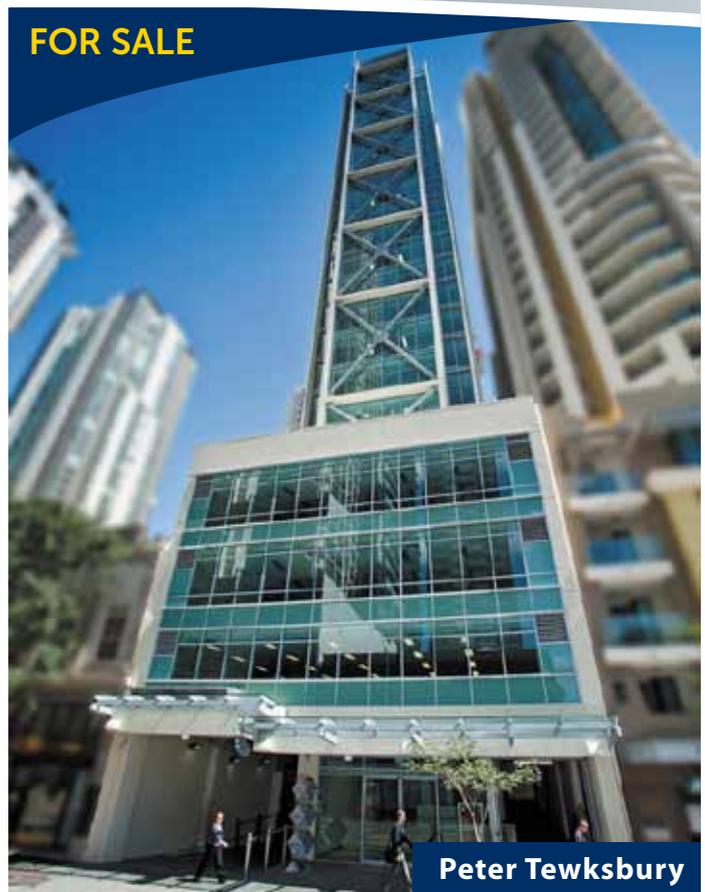
Peter Tewksbury

231 NORTH QUAY, BRISBANE

Area: 728m² - configured as
477m² Office
76m² Storage
175m² Carpark

Prominent Ground Floor Corner Position
Close to Roma Street Station and Transit Centre
Heart of the Legal Precinct
Flexible Office/Car Park Mix
\$2.5 million plus GST

FOR SALE



Peter Tewksbury

LOT 8, 110 MARY STREET, BRISBANE

Area: 269m²
Floor to ceiling glazing on all 4 sides
\$780,000 luxury fit-out included
Vacant Possession
\$1.55 million plus GST

FOR SALE



180 MOGGILL ROAD, TARINGA

Choice of 5 Ground Floor Stratas

Area: 51m² - 335m²
Close to public transport
Each business has great exposure
Excellent car park ratio
Good natural light and views
**Priced \$220,000 to
\$1.42 million plus GST**

Peter Tewksbury

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