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Construction commences on a new boutique office tower in Brisbane's Golden Triangle

Dexus has commenced the construction of a new office building, known as **12 Creek Street – The Annex**¹ (The Annex), creating Brisbane's newest boutique address in the heart of the Golden Triangle.

The BVN designed building will comprise 12 floors from the street level plaza to an exclusive rooftop 'Sky Terrace' with views to the Brisbane River, offering boutique office space (with average 625 square metre floor plates) across 7,200 square metres.

Dexus Chief Investment Officer, Ross Du Vernet said: "The Annex is a unique new opportunity for smaller businesses to have a front door address in Brisbane's Golden Triangle.

"This development will create an innovative multi-let product for Dexus's Brisbane portfolio, and is in addition to plans for the broader Waterfront Precinct to transform Brisbane's Eagle Street Pier and surrounds into a leading premium business and leisure destination."

The building's innovative design supports an exciting community atmosphere where occupant wellbeing is at the forefront. The provision of abundant natural light, fresh airflow and green spaces provide tangible wellbeing benefits. Set amongst the heritage listed Eagle Street fig trees, the design connects the indoors to the outdoors through a series of gardens cascading from the Sky Terrace, together with an operable façade enabling natural air flow.

Along with Dexus's most recent Brisbane development at 480 Queen Street, The Annex aligns with Brisbane City's 2033 vision for a new world city – creating buildings that breathe and bring a range of social and economic benefits to the community.

Throughout the building, flexible workspaces encourage collaboration and movement via interconnecting stairs that link each level, creating a vertical workplace neighbourhood. Connectivity is further enhanced through a lively public space connecting neighbouring buildings, laneways and streets.

At the plaza level, a vibrant forecourt will feature three new retailers, casual dining and covered alfresco seating areas. Further customer amenity will be provided through access to the premium end-of-trip facilities in the adjacent 12 Creek Street building.

The Annex is expected to attract businesses that are interested in leveraging employee wellbeing to attract and retain the best talent. Skyline signage is also on offer to businesses seeking to enhance their profile, providing high visibility at street level and from neighbouring buildings.

The building is targeting a minimum 4.5 star NABERS Energy rating and construction is due for completion in late 2019.

Broad Construction, a member of the CIMIC Group, is the builder and Mark Curtain and Chris Butters at CBRE have been appointed to market the project.

ENDS

Design concept images of 12 Creek Street – The Annex can be downloaded [here](#)

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¹ 12 Creek Street – The Annex is owned by Dexus and Dexus Wholesale Property Fund.

About Dexus

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