
CENTRAL
PARK
WHERE LIFE
AND WORK ARE
CENTRED



PERTH CBD'S PREMIER OFFICE ADDRESS

For more than three decades, Central Park has set the benchmark for premium commercial workplaces in Perth. Today, it has been thoughtfully reimagined for the way modern businesses work.

The precinct's exceptional office environments are complemented by curated amenity, wellness facilities, hospitality, premium business services and Perth's only CBD parkland, creating a workplace that supports performance at every level.

Designed to attract talent, encourage collaboration and enhance the everyday experience, Central Park offers businesses a complete workplace ecosystem shaped around the contemporary needs of people, clients and organisations.

THIS IS WHERE PERTH'S LEADING BUSINESSES CHOOSE TO BE.



AT THE CENTRE OF COMMERCE, CULTURE AND CONNECTION

AN UNRIVALLED, HYPER-CONNECTED LOCATION

Proudly standing 249 metres above the CBD, Central Park is one of Perth's most recognisable landmarks and home to some of Australia's and the world's most respected organisations.

Central Park boasts unrivalled access to both the North-South and East-West train lines. An enviable position in the heart of the city, the precinct is located between St Georges Terrace and Hay Street, Perth's commercial, legal and financial hub, placing tenants within easy reach of leading institutions, premium hospitality, luxury accommodation, retail and transport.

Client meetings, business lunches, cultural destinations and after-hours experiences are all close at hand, creating a level of convenience few other office addresses can offer.

A REIMAGINED WORKPLACE

Central Park has been curated to deliver a premium experience that reflects the expectations of today's leading organisations. Designed by internationally renowned architects Woods Bagot, the precinct introduces a contemporary arrival experience that is refined, welcoming and distinctly premium.

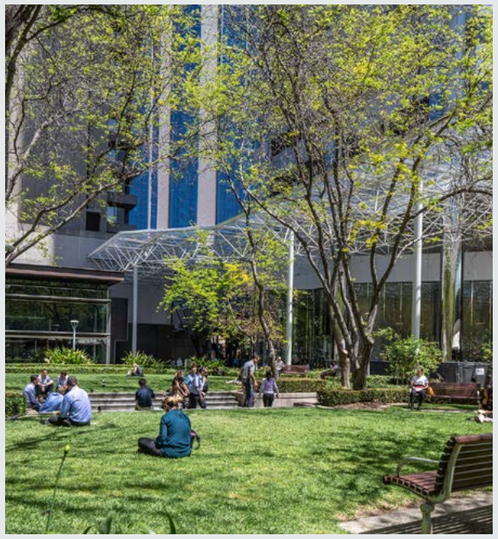
A dedicated concierge, sophisticated business lounges, flexible meeting spaces and Hemingway café provide places to meet, connect and recharge throughout the day.

The commitment to exceptional design extends beyond the lobby, with every touchpoint curated to support productivity, collaboration and wellbeing, creating an environment where people enjoy coming to work and businesses can confidently welcome clients and partners.

Balancing architectural heritage with contemporary design, Central Park continues to evolve while remaining one of Perth's most enduring commercial landmarks, delivering a workplace experience that is as considered as the businesses it serves.



AWARD-WINNING AMENITY



THE PARK

Central Park's 2,500 square metre parkland is a rare amenity in the heart of Perth's CBD and the only one of its kind attached to a premium office tower. Designed as an extension of the workplace, it provides space for informal meetings, outdoor dining, community events or simply a moment away from the office.

The park creates a unique connection between the building and the city, offering tenants an environment that supports both productivity and wellbeing.



CONFERENCE CENTRE

The tenant-exclusive Conference Centre provides a professional setting for meetings, presentations, workshops and corporate events. Featuring a 130-seat theatre, a range of meeting rooms, flexible breakout spaces and integrated AV technology, it offers businesses the flexibility to host events of all sizes.

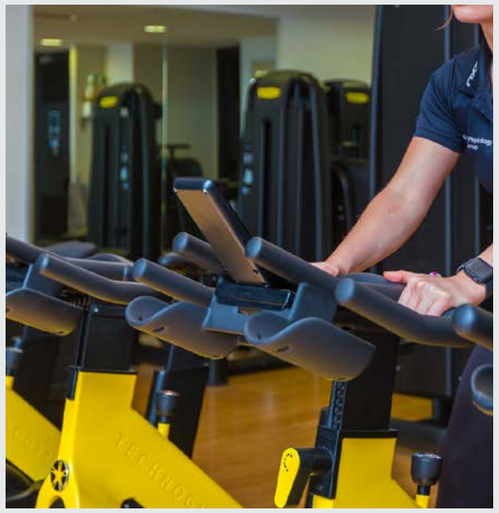
The Conference Centre is available to all tenants at no additional hire cost, providing a valuable extension of the workplace.



END-OF-TRIP

Designed to support active commuting, Central Park's End-of-Trip facilities make arriving at work by bike or on foot simple and convenient. The facilities include secure bicycle storage, lockers, premium change rooms, towel service, drying facilities, bike repair stations and comfortable lounge areas.

Every element has been thoughtfully considered to support employee wellbeing and encourage more sustainable ways of travelling to and from work.



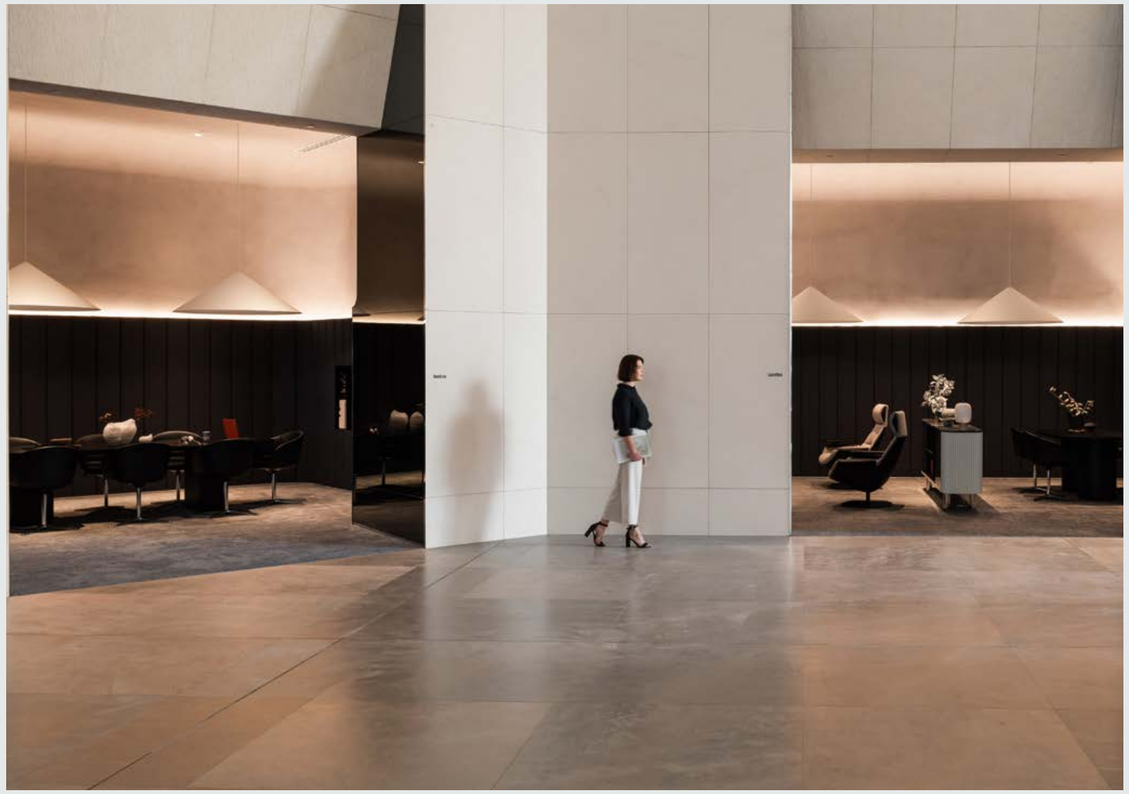
FITNESS CENTRE

Exclusive to tenants, the fully equipped Fitness Centre provides convenient access to health and wellness throughout the working day. Featuring state-of-the-art Technogym equipment, qualified fitness professionals and a range of group classes and personal training options, the facility supports flexible training before work, during lunch or after hours.

Together with the End-of-Trip facilities, it forms part of Central Park's commitment to creating a healthier workplace experience.

SUSTAINABLE BY DESIGN

Environmental performance is fundamental to the way Central Park is managed and continually improved. Through industry-leading certifications, efficient building operations and practical tenant initiatives, Central Park delivers a workplace that supports environmental responsibility, operational performance and occupant wellbeing.



NABERS RATINGS

Central Park is one of Perth's highest-performing commercial buildings, with NABERS ratings that reflect its commitment to energy efficiency, indoor environmental quality and responsible resource management.

- 5 Star NABERS Energy (excluding GreenPower)
- 6 Star NABERS Indoor Environment
- 4 Star NABERS Water
- 4 Star NABERS Waste

6 STAR GREEN STAR

Central Park holds a 6 Star Green Star rating from the Green Building Council of Australia — the highest level of Green Star certification. This nationally recognised rating acknowledges excellence in sustainable building design, operation and management, recognising buildings that deliver outstanding environmental performance while supporting the health and wellbeing of occupants.

THE GREEN ROOM

The Green Room is Central Park's dedicated recycling hub, providing tenants with a simple way to responsibly dispose of a wide range of materials beyond everyday office recycling. In addition to paper, cardboard, glass, plastics and metals, the facility accepts items such as batteries, toner cartridges, e-waste, polystyrene, clothing and household goods—helping reduce landfill while encouraging more sustainable workplace practices.

WELL HEALTH-SAFETY RATED

Central Park has achieved the WELL Health-Safety Rating, awarded by the International WELL Building Institute (IWBI). The rating recognises best practice across operational policies, cleaning protocols, air and water quality, emergency preparedness and health services, supporting a safe, healthy and resilient workplace for tenants and visitors.

TESLA EV CAR SHARE SERVICE

As part of its commitment to more sustainable transport, Central Park offers tenants access to a shared Tesla electric vehicle in partnership with MOJO Car Share. Available exclusively to tenants, the service provides a convenient, low-emission transport option for business meetings, appointments and personal travel, reducing reliance on private vehicle ownership while supporting lower-emission mobility.

SUSTAINABLE TRANSPORT CONNECTIONS

Central Park offers exceptional access to amenity, achieving a Propella Retail Amenity Score of 9.6 out of 10 and ranking within the top 4% of Perth CBD office locations. Within a 7 minute walk, tenants have access to an estimated 829 retail businesses, supported by outstanding scores across food and beverage, grocery and convenience, general retail, service retail, and health and wellness.

TECHNICAL SPECIFICATIONS

GENERAL INFORMATION

Design occupancy
1 person per 10m²

Ceiling height
2,600mm

Leasable area
66,245m²

Floor size range
From 930m² to 1820m²

Access floor
Throughout – 65mm nominal clearance

Floor loading
3 kpa with 5 kpa in heavy load areas

Windows
Double glazed with internal roller blinds

Earthquake tolerant
To SAA Earthquake Code, AS 2121 1979

HYDRAULICS

Water supply and drainage points available in 2 locations on small floors and 4 on large floors. Water storage for approximately 4 hours service. Metering of all major uses.

ELECTRICAL SERVICES

Power
Supplied by two high voltage (11 kV) supply authority feeders

Light fittings
Led predominant or T5 in full conformance with as 1680

Lighting energy
5.0 W/m² or better

Light control
Dynalite with motion sensors

Emergency power source
Three caterpillar 2,000 kVA 1600 MW diesel generator sets

Capacity
4.8 MW or 6 MVA

Supports
100% of tenants' light and power, 100% of lifts, 100% of emergency services and condenser water loop, 100% of air conditioning and ventilation fans

Fuel storage
15,000 litre

Miscellaneous services
MATV backbone reticulation with four connection points on each floor and Foxtel

A networked meter reading system with tenant's energy use available from a website

Free Wi-Fi is provided throughout the lobby, conference centre, fitness centre and end of trip

An 'in-building' mobile telephone aerial system

AIR CONDITIONING

System type
Low pressure variable air volume (VAV) system with floor by floor air handling units, up to 24 zones per floor

Zone size
Perimeter zones 85m² max, interior zones 125m² max

Space conditions
22.5˚C + 1.5˚C coincident with ambient conditions of 36.0˚C db 24.0˚C wb in summer and 7˚C in winter

Internal loads
1 person/10m², lighting 15 w/m², power 20 w/m²

Outside air
6 l/s/person

After hours
By card readers on floor or internet plus ventilation or full cooling modes

Supplementary outside air
From façade opening, unlimited access to supply or exhaust air

SUPPLEMENTARY CONDENSER COOLING WATER LOOP

Integrity
Duplicate pumps, heat exchangers and power supply

Capacity
Allowance per floor: 1.5 l/s, maximum water available to any one floor: 4.0 l/s

Temperature
Supply 30.5˚C, return 36.5˚C

Pressure
Across risers, low rise: 100 kPa, high rise: 125 kPa

ENVIRONMENTAL

Centralised waste management
Via base building contractor enabling detailed waste weighing and reporting. Streams include: landfill, mixed recycling, paper and cardboard and organics. Other streams are available upon request including e-waste, polystyrene, batteries, fluorescent tubes.

FIRE PROTECTION

Fire sprinkler
Entire building is sprinkler protected by combined hydrant/sprinkler system with sprinkler control valves on each floor. Dual towns mains supplies off separate streets. 120,000 litre storage with diesel and electric pumps

Hydrants
Two hydrants to each floor in fire cupboard

Hose reels
Two hose reels to each floor in fire cupboard

Fire detection
Provided by addressable smoke detectors

Emergency warning
100mm speakers provided throughout office floors with fire telephones on each floor

LIFTS

A Schindler lift system incorporating gearless, overhead traction permanent magnet drives and a destination control system, installed in 2016. Sky rise lifts are the fastest in Perth. Lift capacities and speeds are as follows:

Sky rise
Four 20-passenger 1,360 kg lifts; speed 9mps; serving floor 42 to 51

High rise
Four 20-passenger 1,360 kg lifts; speed 8mps; serving floor 32 to 41

Mid rise
Five 21-passenger 1,420 kg lifts; speed 7mps; serving floor 19 to 31

Low rise
Five 21-passenger 1,420 kg lifts; speed 4mps; serving floor 4 to 18

Goods lift
One 1,800kg (26 passenger) lift; speed 6mps; servicing all levels

Lift performance based on pca rating for up-peak demand are:

Sky rise
Premium grade with 27.6 s wait time and 14% handling capacity

High rise
Premium grade with 25.5 s wait time and 14% handling capacity

Mid rise
A grade with 27.9 s wait time and 14% handling capacity

Low rise
A grade with 28.0 s wait time and 13% handling capacity

Ride quality
Lateral acceleration ≤12mg

Digital screens
Central Park lifts are fitted with Inlink digital screens announcing and displaying the tenant floor which can include information and logo on the tenant

SECURITY

Hours
Dedicated security control centre manned 24×7

Guards
Security team with 6 guards during office hours and 2 guards after hours

SMS
An Inner Range Integriti security management system utilising Mifare access cards expandable to suit tenants needs including duress alarms. Access control fitted to all stair doors to enable inter floor use

Intercom
Covers all entry points and stair doors

CCTV
200 cameras covering all public areas, all lifts, tenant lobbies and car park. Footage stored for over 60 days

Locks & keys
Lockwood restricted master keying system is used throughout

PARKING

Carpark
Underground 442 public car bays and 357 tenant carparks including an exclusive number of executive car bays. Access is from St Georges Terrace and exit is onto William Street (between St Georges Terrace & Hay St)

Loading dock
Located in B3, access is available 24 hours a day by arrangement

Courier parking
Collections and deliveries are made to the mail room with loading dock and goods lift access

BUILDING AUTOMATION SYSTEM

Building Automation System (bas) integrated with the air conditioning controls, electrical metering system, generator control system, security management system, hydraulic systems, fire protection system and lift system.

Features include:

- CO_2 monitoring and control
- Supply air static pressure reset
- Pump pressure reset
- Condenser water temperature reset
- CO_2 control of car park ventilation
- Up to 24 temperature zones per floor
- Tenant access to after hours controls
- Night purge function
- Optimum start/stop

END-OF-TRIP

Bike store area
289 bikes racks
10 electric bike / e-scooter charging stations

Change rooms
12 Male, 10 Female and 1 UAT showers
GHD straighteners and hairdryers available to use Ironing stations with iron and ironing boards

Lockers
656 changeroom allocated lockers –
312 Male, 230 Female and 3 Unisex UAT

Other
Drying room, vending machines, bike repair area, towel service, shoe-shine, modern lounges with a water station, hydration point, TVs and background music.

TENANT-ONLY FITNESS CENTRE

Staff
Fully staffed by qualified fitness instructors

Equipment
State of the art Technogym equipment and weights

Change rooms
With 6 Male and 5 Female showers and wc

Lockers
52 Lockers – 28 Male and 24 Female

Classes
Wide variety of classes and personal training available.

TENANT-ONLY CONFERENCE CENTRE

Karri (theatrette)
130-seat corporate theatre with full AV capabilities

Tuart & tingle tree rooms
2 rooms for up to 8 people in each with AV capabilities

Acacia room
Up to 20 people boardroom style with full AV capabilities

Melaleuca room
Up to 22 people boardroom style with full AV capabilities

Kitchen facilities
An onsite kitchen provides ample bench space, a fridge, small oven, microwave and dishwasher

Conference foyer
Equipped with bar fridge and more – all ideal for catering of light refreshments and lunch

JLL

LEASING OPPORTUNITIES NOW AVAILABLE

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