

REFINED CHARM,
PREMIUM SPACES.



palacetower.com.au

 **PALACE
TOWER**

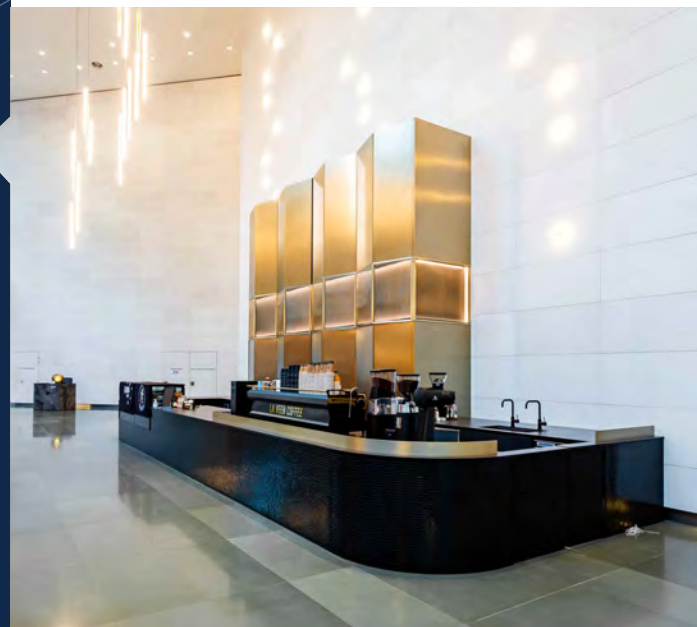


UNRIVALLED + INSPIRED

Since 1988, Palace Tower has been an icon in the Perth CBD skyline.

Designed by architects Cameron Chisholm Nicol, the 51-storey tower is known for its incredible panoramic views of the Swan River, surrounding city landscape, Kings Park, and Perth Hills.

2024's refurbishments create premium, contemporary interior office spaces, full of natural light and impressive finishes.



ONE OF A KIND ICON

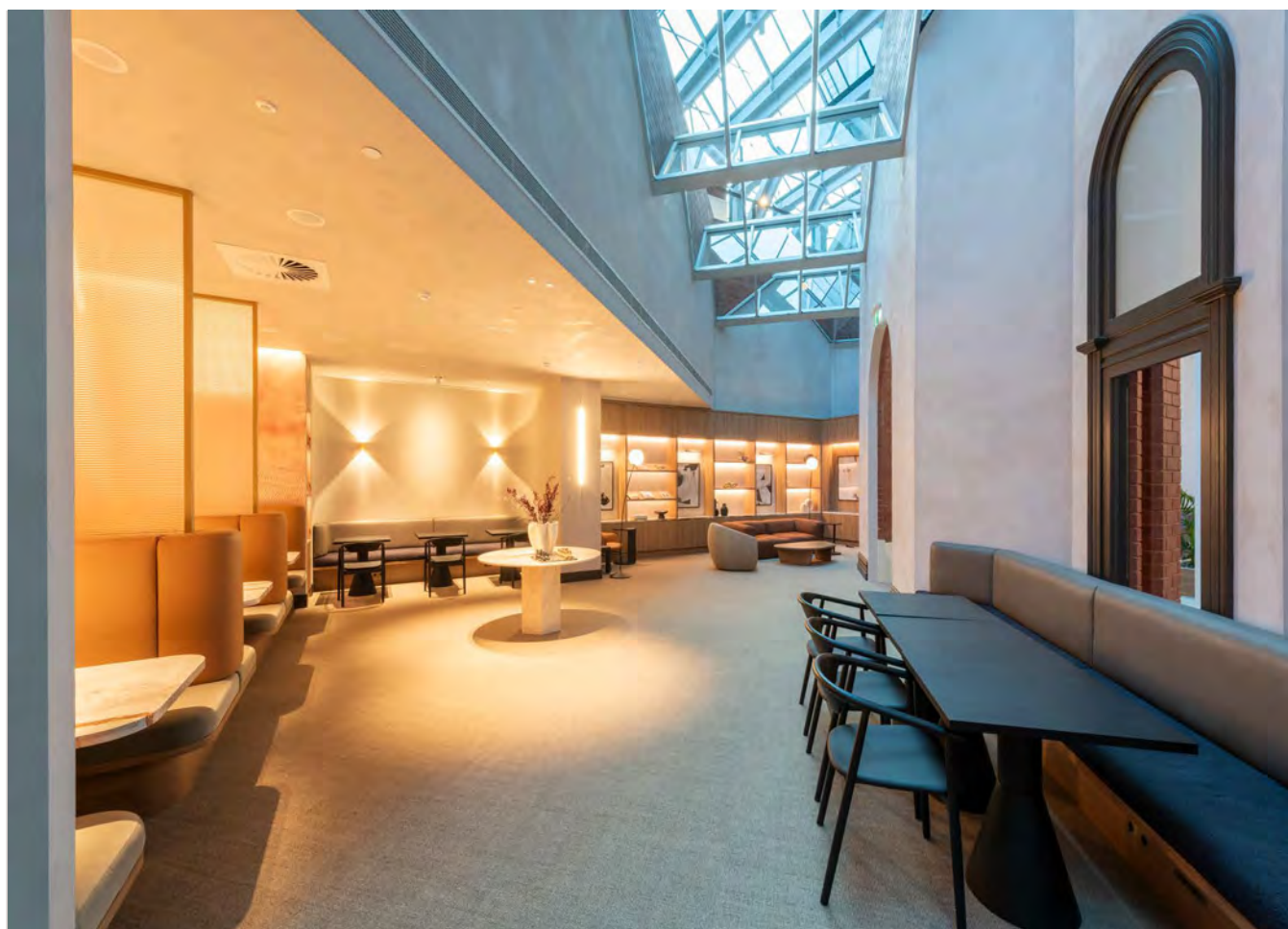
Tenants and visitors can expect to be impressed by Palace Tower's recent refurbishments which include:

A reactivated lobby with a stunning new cafe and plentiful seating amongst the greenery or in the intimate Bilya Lounge.

A stunning new hotel style wellness space on level 21, named The Studio, where tenants can look out over the Swan River while working out.

A stunning conference room connected to the ground floor lobby in the heritage Palace Building and an event or conference space on level 51 that commands views to Rottnest Island.

The Bike Drop - a dedicated end-of-trip facility for bike riders with ample bike storage space, a drying room and safer off street access. The Change Room - a hotel quality end-of-trip facility with air conditioning, water points, air conditioned arrival lounge and plentiful lockers.







PALACE
TOWER

THE HEART OF THE PERTH CBD

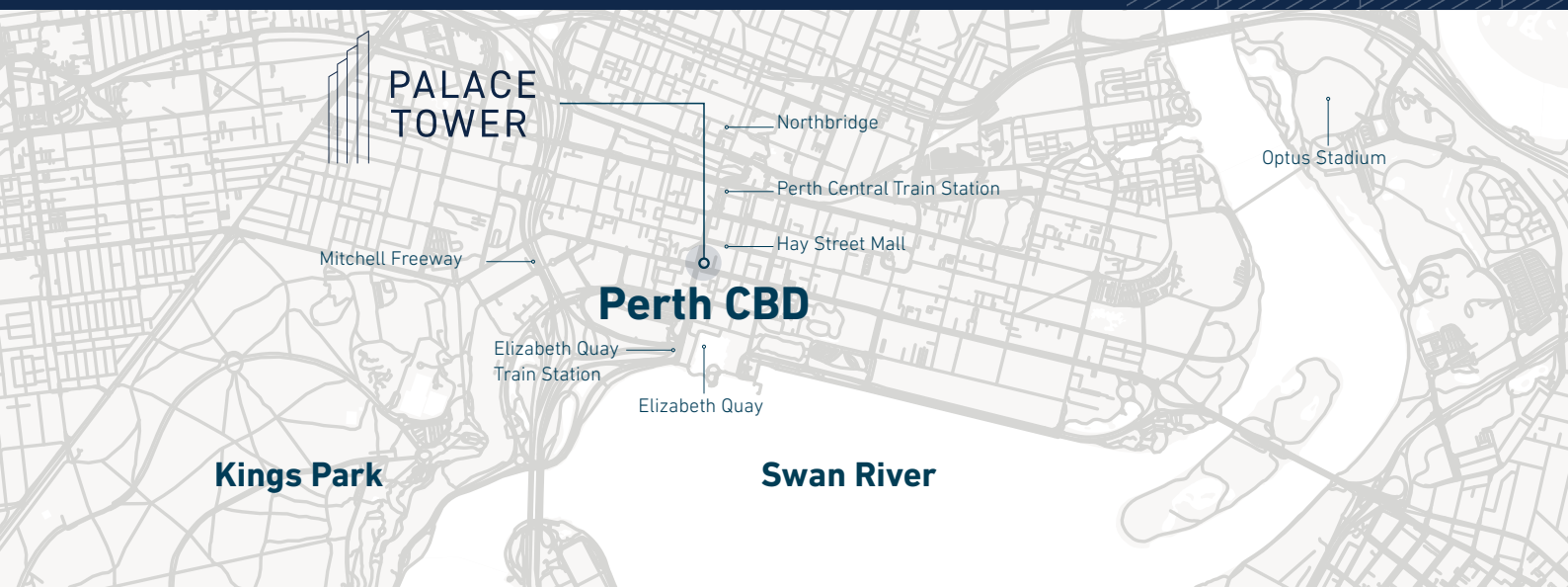
Situated in the heart of Perth CBD's business district and close to the main attractions, amenities and features of the city, Palace Tower is one of Perth's premier business locations.

Palace Tower is uniquely located near two main train stations, a bus port, parking facilities and river ferry.

PALACE TOWER IS
ONE OF PERTH'S
PREMIER BUSINESS
LOCATIONS

Close to award-winning bars and restaurants, the entertainment precinct, and a stone's throw from the iconic Elizabeth Quay, meeting and entertaining clients has never been more convenient.

Enjoy: Restaurants | Public transport | Childcare | Concierge | Bars | Flexi parking | Gym



PALACE
TOWER

Northbridge

Perth Central Train Station

Hay Street Mall

Optus Stadium

Mitchell Freeway

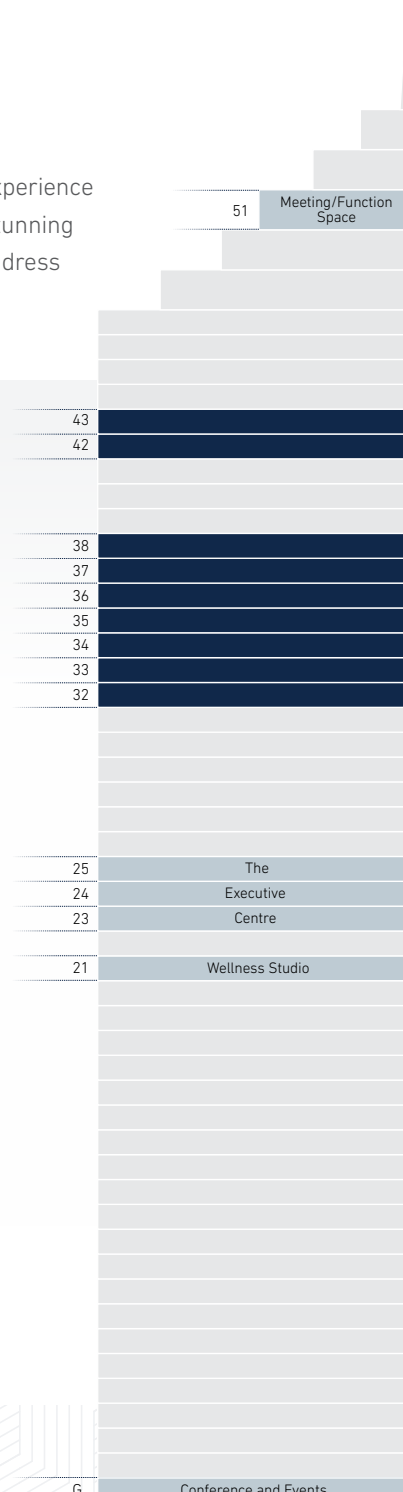
Perth CBD

Elizabeth Quay
Train Station

Elizabeth Quay

Kings Park

Swan River



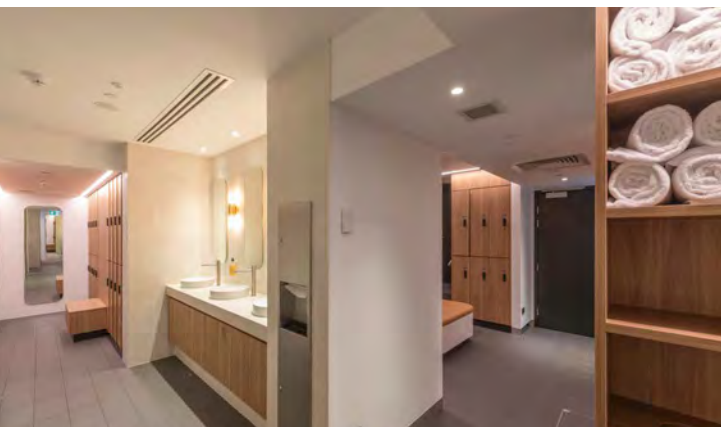
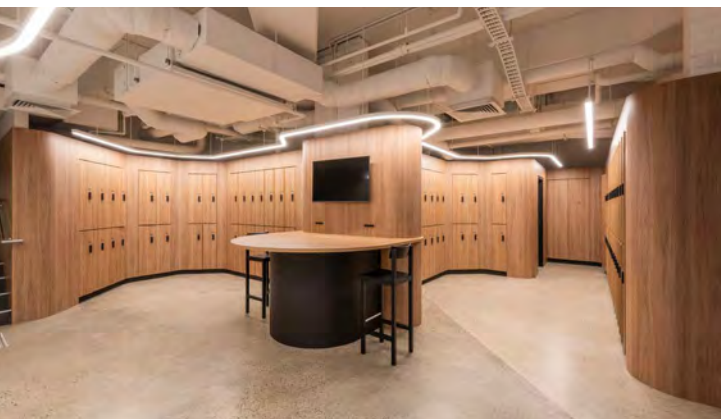
UNINTERRUPTED VIEWS OF
THE SWAN RIVER AND BEYOND





WELLNESS FOR WORK

With an unbeatable Swan River view from Level 21, you'll find The Studio equipped with a selection of cardio equipment including Peloton bikes, pilates reformers, treadmills and rowing machine for a high intensity workout. Yoga and Pilates classes are run daily and are free for building tenants to attend.



END OF TRIP

Palace Tower's end of trip facilities provide the perfect space to refresh and recharge.

After a ride, run or yoga class, take a moment to yourself in The Change Room. There you'll find a hydration station, the latest newspapers, a station to charge your devices before you continue with your day, secure lockers, spacious changing areas, showers and a state of the art drying room.



PREMIER SHARED SPACES

Rich with history and prestige, Palace Tower has many options for tenants looking to meet, run training sessions or collaborate including large meeting rooms or more intimate booths.

COLLABORATE & SOCIALISE

Designed and refurbished with collaboration in mind, the rejuvenated and newly created spaces throughout Palace Tower provide the optimum location to meet, discuss and conduct your business.

PREMIUM WORKSPACE

Based in the heart of Perth, tenants and visitors can expect charming and vibrant spaces, architecturally designed to foster productivity and encourage collaboration.





SUSTAINABILITY

Experience a truly sustainable workspace. Palace Tower boasts exceptional sustainability credentials, reflecting our commitment to a greener future.

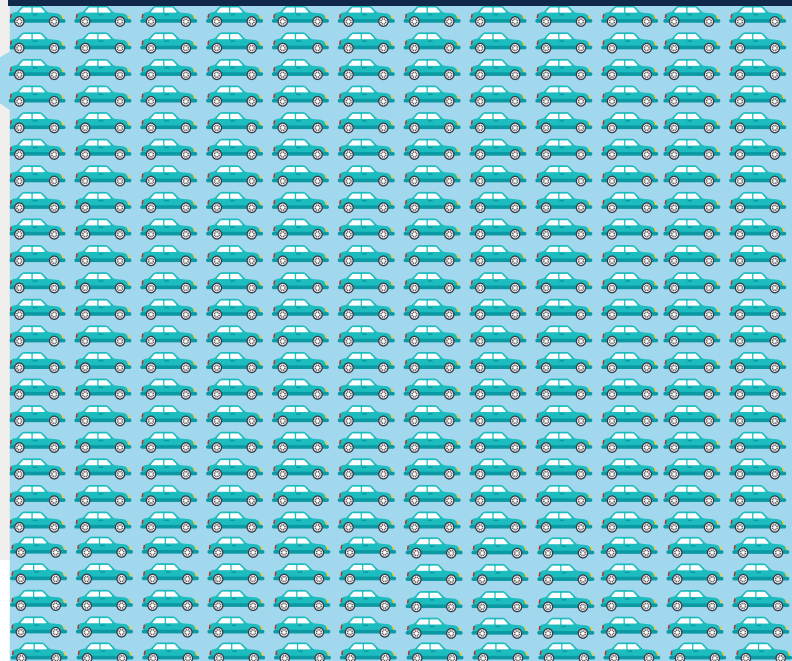
BE PART OF THE REVOLUTION

Embodied carbon emissions contribute significantly to a company's global carbon footprint. Building a new fit out can generate approximately 0.68 tonnes of CO₂-equivalent per square meter (t CO₂-e/m²), or around 590 tonnes of CO₂-equivalent per floor at Palace Tower. Palace Tower is available to support your project team early in the design process to maximise reuse of existing materials and provide guidance on low carbon materials.

EMBODIED CARBON

By reusing or repurposing an existing fitout, these carbon emissions can be drastically reduced. Each reused floor fitout cuts carbon emissions by the same amount as taking 300* cars off the road for a year.

*based on the average CO₂ per km (g/km) for the average new light vehicle sold in 2019 of 181g/km (Vehicle emissions | Green Vehicle Guide) and average distance driven per year for passenger vehicles in Australia of 11,000km (Survey of Motor Vehicle Use | ABS)



LET'S CREATE A SUSTAINABLE FUTURE

At Palace Tower, we are dedicated to creating a sustainable future. Our commitment to environmental responsibility is reflected in every aspect of operations. From energy-efficient systems to eco-friendly building materials, we continuously strive to reduce our carbon footprint and promote sustainable practices. Our initiatives include:

- **Energy Management:** Implementation of advanced energy management systems to optimise energy use and reduce wastage.
- **Water Conservation:** Innovative water-saving technologies and practices to minimise water consumption.
- **Waste Reduction:** Comprehensive recycling programs and waste management strategies to reduce landfill contributions.
- **Green Building Materials:** Use of sustainable, low-impact materials in all refurbishments and new constructions.



NABERS Energy Rating

★★★★★
4.5 Star

NABERS Water Rating

★★★★
4 Star

NABERS Indoor Environmental Rating

★★★★
3.5 Star

PATH TO A 5-STAR NABERS RATING

Palace Tower is committed to our goal 5-star NABERS rating, reflecting our commitment to excellence in sustainability. We are actively working towards this goal through a series of strategic initiatives:

- **Enhanced Energy Efficiency:** Upgrading HVAC and lighting systems to state-of-the-art, energy-efficient models. This includes transitioning to LED lighting and incorporating smart building technologies that optimise energy usage.
- **Sustainable Operations:** Implementing best practices in building management and maintenance to ensure ongoing energy performance. This includes regular energy audits and continuous monitoring to identify and address inefficiencies.
- **Tenant Engagement:** Partnering with tenants to promote sustainable practices within offices. Support will be provided to help reduce environmental impact and contribute to overall sustainability goals.
- **Renewable Energy:** Exploring options for integrating renewable energy sources, to further reduce reliance on non-renewable energy.



ICONIC INTERCONNECTED FLOORS

Elevate your business presence with the interconnected levels of Palace Tower, offering exceptional workspaces. Fitted out to accommodate flexible teams, these floors provide seamless connectivity, allowing for fluid communication and collaboration across your teams.

SEAMLESS CONNECTIVITY

Innovative fit outs within Palace Tower foster an environment of unity and efficiency, perfect for small and large businesses. With direct access between levels, teams can easily collaborate and share resources, ensuring business operates smoothly and effectively.

SPACIOUS AND VERSATILE

The expansive floor plates offer the flexibility to create bespoke office layouts that suit your specific needs. The open-plan design encourages interaction and innovation, while private areas ensure that your team has the space for focused work.





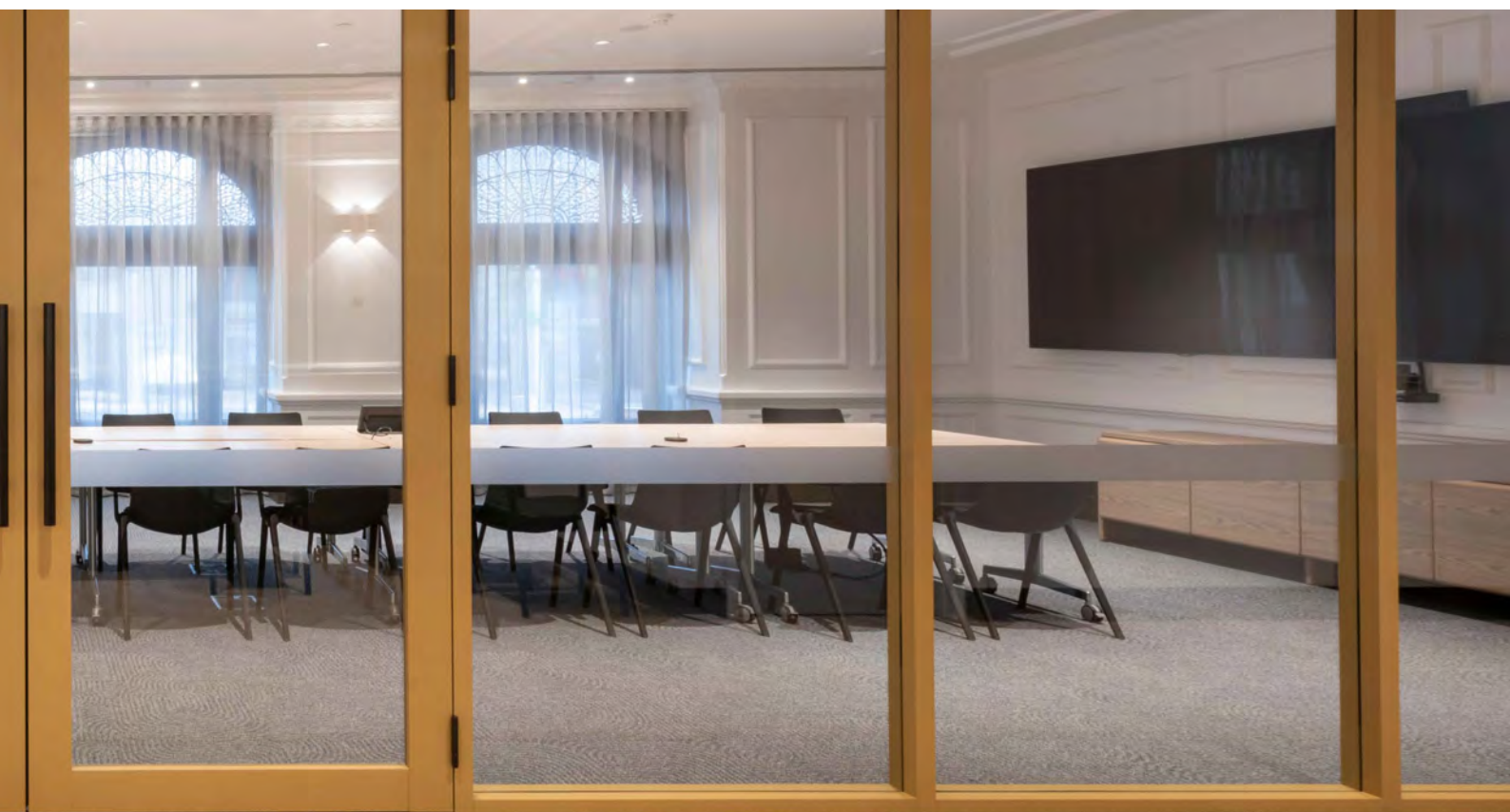
EXIT



Management	A full-time onsite management team and a building concierge is located in the lobby, contributing to the visitor and tenant experience.	
Owner	Realside Property and Lendlease	
Building Type	A Grade	
Year built/renovated	Building completion: 1988 Renovated: in progress	
Storeys	52 levels 13 lifts	
Size	37,771sqm	
Typical floor	822sqm – 862 sqm	
Amenities	<ul style="list-style-type: none"> • On-site concierge • Car parking • End of trip facilities • On site security • Conference facilities • Onsite café & restaurant • Tenant Experience Platform/App • Business Lounge • Gym • Electric car for hire • 24/7 security • Bindi Maps for accessible wayfinding 	
Parking	112 car parking bays located over two basement levels including 3 courier bays and a disabled bay, plus 8 motorcycle bays.	
Key card system	Proximity readers for lifts and secure door access.	
Air conditioning type	<ul style="list-style-type: none"> • Zoned chilled water reticulated VAV air conditioning system with air delivered via chilled water air handling units located six (6) per floor. • Space allowance only for future tenant exhaust and supply air. • Connection provided for condenser water pump system, for future tenant supplementary air conditioning available at a flow rate of 9.2lt/sec per floor. 	



Communications	<ul style="list-style-type: none"> • Communications rooms: cupboard provided for tenant expansion. • Telecommunications carriers: East side on all floors. • Telstra & data risers + master antenna television: provided in the communications riser.
Fire protection	<ul style="list-style-type: none"> • Smoke sensors as per AS 1668 centrally monitored. Centralised EWIS operated from the ground floor control room. • Fire sprinklers to office floors in accordance with AS2118. Sprinkler heads attached to both rigid pipe and flexible pipe.
Internal loads	<ul style="list-style-type: none"> • Lighting: 8W/sqm NLA average • Lighting: 12W/sqm NLA max • Equipment: 11W/sqm NLA average • Equipment: 20W/sqm NLA max • Structural maximum floor live loading allowance is 3.0kPa (300kg/sqm)
Power	<ul style="list-style-type: none"> • Switchboards: One (1) house distribution board and two (2) tenant distribution boards provided per floor. • Each tenancy distribution board will have a minimum of 54 poles. • Private electrical metering: One (1) electrical (private) meter provided on each tenancy distribution board with data transmitted to a monitoring system. Power and lighting are provided with separate meters. • Tenant power availability: 50VA/sqm. • Light fittings: currently T5 moving to LED. • Light control: DALI Lighting controls with motion sensor and overriding control panel. • General purpose outlets: Provided at back of house and plant room areas.
Generator backup	Standby power generation provided for house services and limited tenant services (base building).





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