

## TAC Headquarters, 60 Brougham Street, Geelong, VIC



Tenancies are now available at the new corporate headquarters for Victoria's Transport Accident Commission (TAC) in Geelong. The six storey commercial building consists of more than 16,000 sqm of office and retail area, plus basement car parking, making it a great location for service-style businesses looking for a stable potential customer base. This is also a good location to attract regular foot traffic from the nearby area. The TAC building is within easy walking distance of the Geelong railway station, bus interchange, waterfront, Deakin University, as well as the CBD retail precinct. The building is designed to achieve a 5 Star Green Star Office Design V2.0 rating and uses ecologically sustainable principles such as 'low flow' water devices, black water treatment, solar shading, solar boosted hot water and under floor air conditioning systems - a new benchmark for commercial space in this growing area.

LEVEL	TENANCY	AREA sqm.	PRICE (ex GST)	AVAILABILITY	TERM	FITOUT	COMMENTS
Clare St	1	43	\$18,900	Immediately	5 years, 4% increase p.a.	Ceiling, lighting, a/c	Suit small office suites.
Clare St	2	45	\$19,800	Immediately	5 years, 4% increase p.a.	Ceiling, lighting, a/c	Suit small office suites.
Internal Boardwalk	7/8	201	\$74,000	Immediately	5 years, 4% increase p.a.	Ceiling, lighting, air conditioning, male, female and disabled toilets	Suit office tenancy or retail. Tenancy can be split into 130 sqm and 71 sqm.
Internal Boardwalk	9	59	\$29,500	Immediately	5 years, 4% increase p.a.	Ceiling, lighting, air conditioning	High profile retail corner.

### Naming/Signage Rights

Not available.

### Location

Geelong CBD, Victoria.

### Outgoings

Outgoings are estimated at \$88 per sqm.

### Car Parking

Twenty car parks in the basement have been allocated to the retail tenants with direct access to lobby and retail tenancies. Ten car parks are available. No on site customer car parking. \$150 per bay pcm + GST + government levies.

This information is correct as at 1 March 2010. Lot details are approximate and subject to change.

### Contact

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