



300 Queen St.

Brisbane

INTRODUCTION

INSPIRING POSSIBILITIES



IN THIS ERA OF
GREAT EXPERIMENTATION,
CREATIVITY AND TECHNOLOGICAL
ADVANCEMENTS, 300 QUEEN ST
STANDS THE TEST OF TIME
AS ONE OF BRISBANE'S BEST
PLACES TO WORK.

Today, this prestigious landmark has undergone a sophisticated yet edgy multi-million-dollar transformation to inspire the new generation of innovators. Designed around the pillars of wellness, connection and culture, it's the business home of choice to uplift, motivate and provide a remarkable quality of life at work.

Welcome to 300 Queen Street,
Brisbane's most iconic address in
the heart of the Golden Triangle.



01

POSITION YOUR BUSINESS FOR SUCCESS

Grow your business in this prominent and prestigious 24-level, A-grade office with three levels of basement parking (128 cars) in the heart of Brisbane.

02

CREATE AND BUILD AN INSPIRING CULTURE

Harness the remarkably efficient and light-filled centre-core floorplates and creative suites from 111–833sqm – ideal for start-ups, scale-ups and established businesses.

03

MAKE WELLNESS A PRIORITY

For greater health and productivity, there's an on-site Anytime Fitness gym, wellness program with bookable classes and premium end-of-trip facilities.

04

ATTRACT AND RETAIN THE BEST

Establish yourself as a first-choice employer in the centre of Brisbane's best dining, services and lifestyle options beside Post Office Square, close to Queen Street Mall and only 250m to the riverfront.

05

SUPPORT AN EFFORTLESS COMMUTE

Your people are only footsteps from the train (250m), buses (300m), CityCat (250m) and the Riverside pedestrian and cycling path for active commuting.

06

EXPERIENCE THE LUXURY OF 'NEW'

The brand-new Queen Street entrance, lobby, café and third space create an impressive arrival experience and superb amenities for flexible working and collaborations.*

THE ASTUTE CHOICE

From the moment you step into the brand-new lobby, 300 Queen Street makes its presence felt. With the multi-million-dollar refurbishment complete, your people will revel in market-leading contemporary spaces designed for productivity, ideation, collaboration and relaxation.

ENTER A NEW WORLD OF SOPHISTICATION





COMMANDING STREET PRESENCE

The lobby transformation brings back the prestigious Queen Street entrance with a welcoming concierge team inside.



EATERY & MEETERY

The café will offer coffee and a healthy all-day dining menu for client lunches, informal meetings or social catch-ups.



LUXURIOUS INTERIOR PALETTE

Exquisite stone, serene colours and luxury soft furnishings create a cosmopolitan hotel ambience that hums with natural vibrancy.

FLEXIBLE THIRD SPACE

The expansive third space features meeting, collaborative, and quiet productivity areas, extending your traditional office space.



300
Queen St.

BRISBANE'S TOP LOCATION

BEST POSITIONED FOR SUCCESS

It's no wonder forward-thinking start-ups, scale-ups and global brands have chosen to call this precinct home. Located in Brisbane's commercial and cultural heart, 300 Queen Street helps you attract and retain top talent seeking the ultimate connectivity to home, clients, retail, eateries and every lifestyle amenity in between.



300 Queen Street, Brisbane



RELAX IN PUBLIC PARKS & GLORIOUS GARDENS

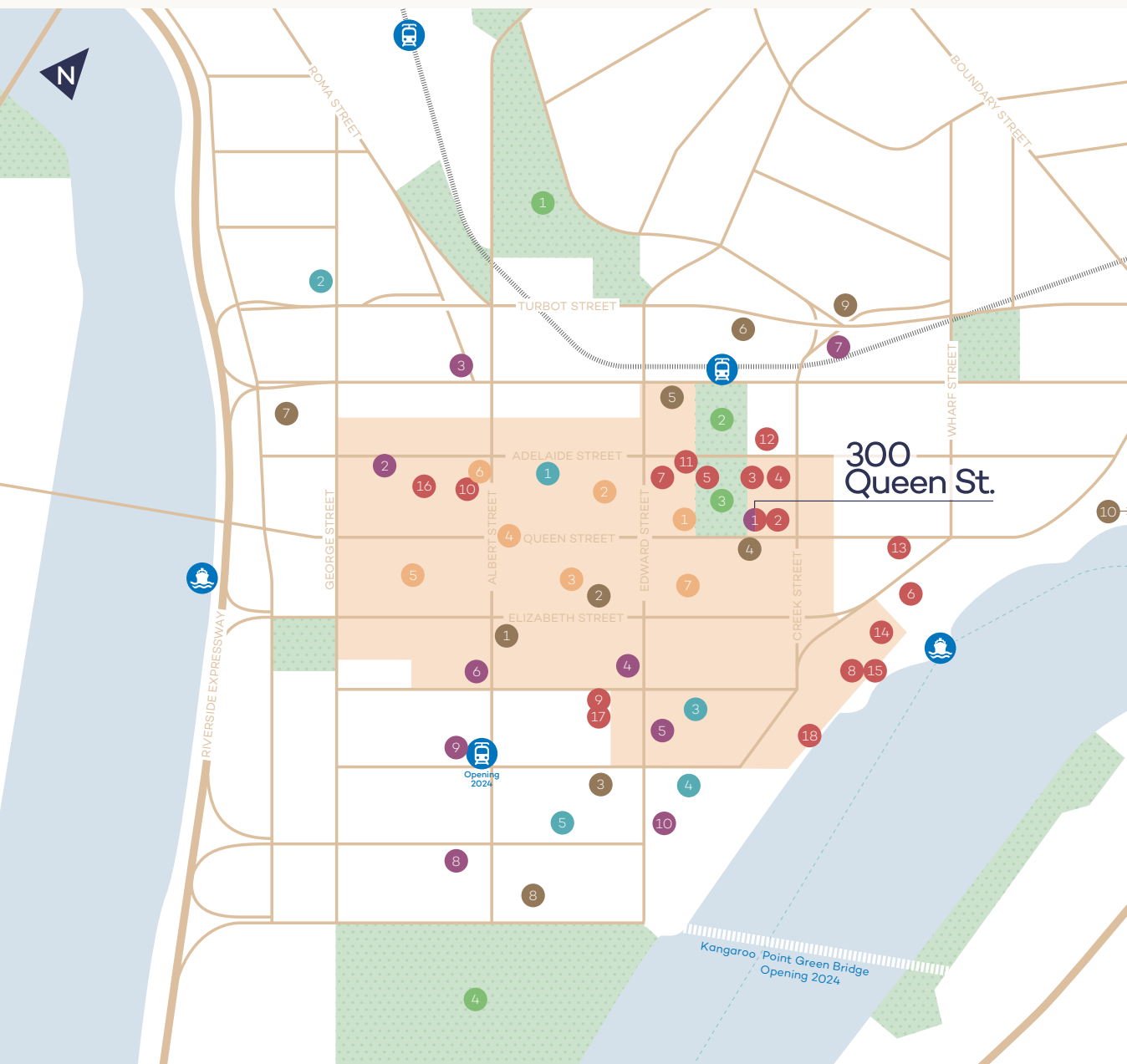
The iconic Post Office Square and Queen Street Mall provide rich heritage, lunchtime relaxing and modern retail right on your doorstep. A quick eight-minute walk lands you in the Brisbane City Botanic Gardens, a prized lunchtime and after-work picnic spot with bookable sites for corporate events.

EXPLORE BRISBANE'S CULINARY & RETAIL SCENE

Enjoy immediate access to Brisbane's favourite shopping centres, fine dining destinations, casual eateries and cool waterfront bars. Once complete, the new Waterfront Brisbane will add a premier waterfront dining hub with incredible new flavours to explore.

ENJOY THE ULTIMATE COMMUTING CHOICE

Get your teams back to the office with effortless commutes. 300 Queen Street is only minutes from trains, buses, the CityCat and Riverside pedestrian and cycling paths.



WINE & DINE

1. Isles Lane / House of Humanity
2. The Gresham Bar
3. The Brisbane Club
4. Modern Hunter
5. Phat Elephant
6. Pig 'N' Whistle Riverside
7. Rothwell's Bar & Grill
8. Tillerman
9. FIKA
10. Lune Croissanterie
11. Pando Café
12. Little Maru
13. Brooklyn Standard
14. Blackbird Bar & Grill
15. Riverbar & Kitchen
16. Death & Taxes Bar
17. Inter/Section
18. Waterfront Brisbane Dining Precinct

RETAIL

1. Post Office Square
2. Queens Plaza
3. Wintergarden
4. Queens Street Mall
5. The Myer Centre
6. Coles Local
7. Woolworths

CHILD CARE

1. Goodstart
2. Little Scholars
3. Guardian
4. The Learning Sanctuary
5. Kids Club Skytower

PARKS

1. Wickham Park
2. ANZAC Square
3. Post Office Square
4. Botanic Gardens

HOTELS

1. Royal Albert
2. Hilton
3. Oaks
4. The Manor
5. Adina
6. Sofitel
7. W Brisbane
8. Royal on the Park
9. The Inchcolm by Ovolo
10. Crystalbrook Vincent

HEALTH & WELLNESS

1. Anytime Fitness
2. Snap Fitness
3. Olympia
4. Goodlife Health Club
5. FitClub Boxing
6. F45 Training
7. Studio Pilates
8. Stretch Yoga
9. Aquarius Spa
10. Urban Thai Spa

300 QUEEN STREET HELPS YOUR BUSINESS MAKE WELLNESS A TRUE PRIORITY. YOUR PEOPLE WILL LOVE COMING TO WORK IN THIS FEEL-GOOD DESTINATION WITH SOCIAL SPACES TO MEET, ULTRA-CONVENIENT FACILITIES TO KEEP FIT AND STYLISH AMENITIES TO REFRESH.

FEEL
GOOD

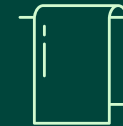
WORK
BETTER





WELLNESS PROGRAM

with complimentary
bookable classes.



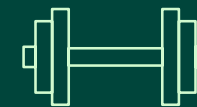
LUXURY END-OF-TRIP FACILITIES

including lockers, showers
and daily towel service.



BIKE RACKS

to support active commuting
along the riverside cycleway.



ON-SITE ANYTIME FITNESS GYM

located adjacent to the
lobby area.



HOST BUILDING APP

connects you to building,
wellness and social happenings.



MOTIVATING LOCATION

surrounded by yoga and
pilates studios, running tracks
and parks.



300
Queen St.

A RARE OPPORTUNITY

PRODUCTIVE BY NATURE

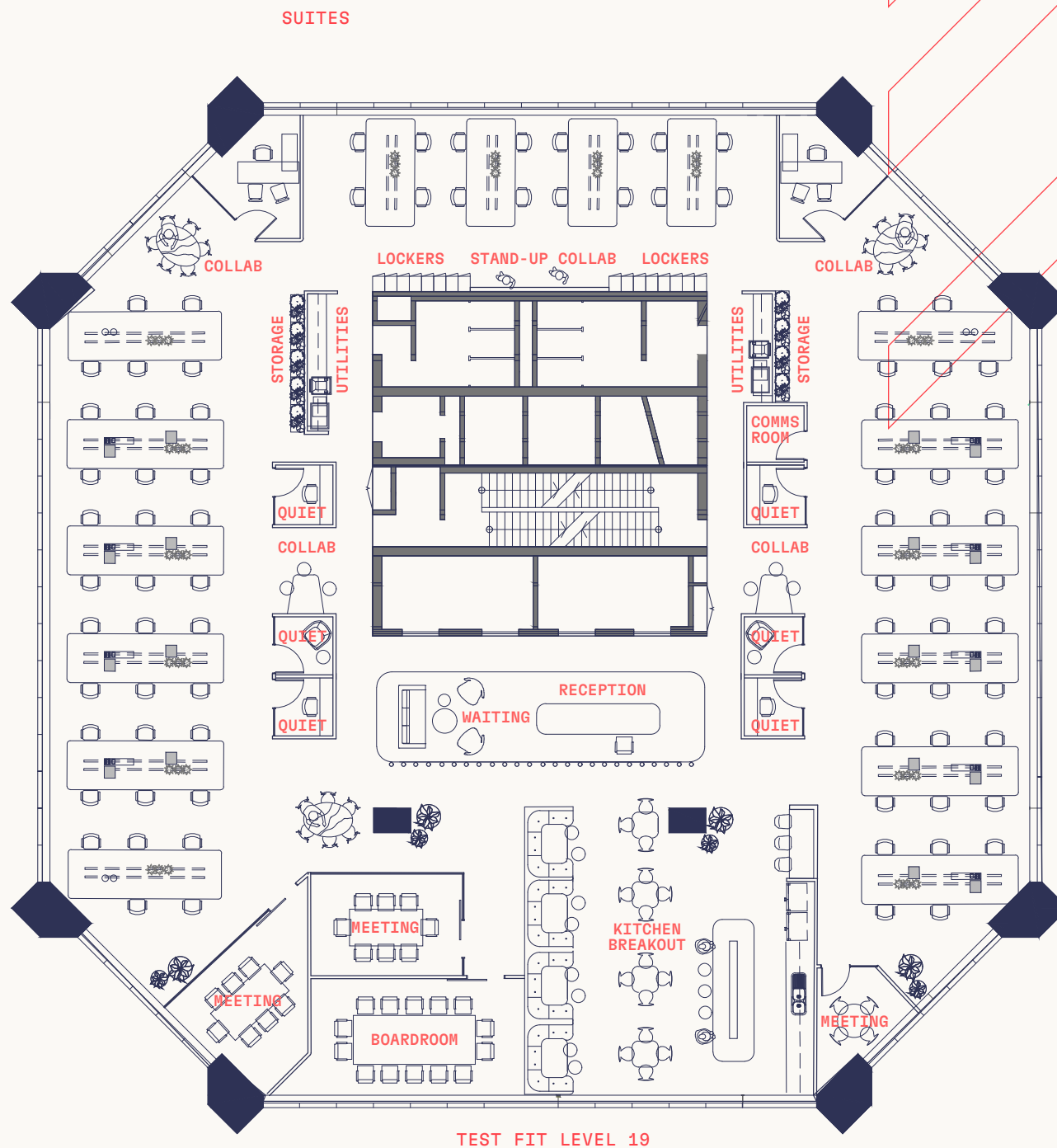
UPLIFTING BY DESIGN

At 300 Queen Street, we recognise that your office is the physical heart of your business. It's the place where progress is made, problems are solved, and relationships are formed in your company's cultural capital.



Suite 1

FULL FLOORS AND SUITES





SUITE ONE

Suite One is interior designed to inspire creativity. Its impressive open-plan space is perfect for start-ups and scale-ups looking to reflect success in an iconic building while creating a contemporary home for their team. The downstairs lobby's new Business Lounge will fully support additional flexible working and meetings for staff, investors and clients alike.

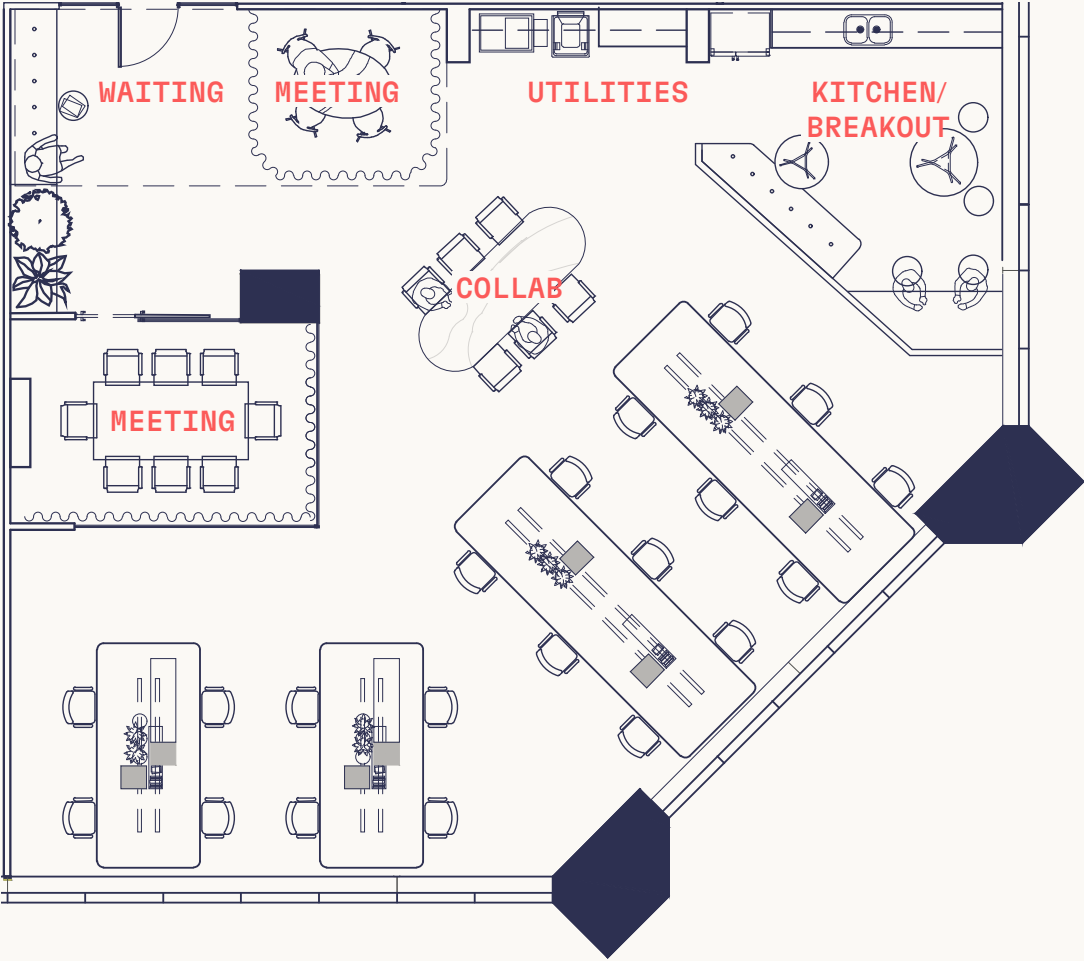
SUITE ONE

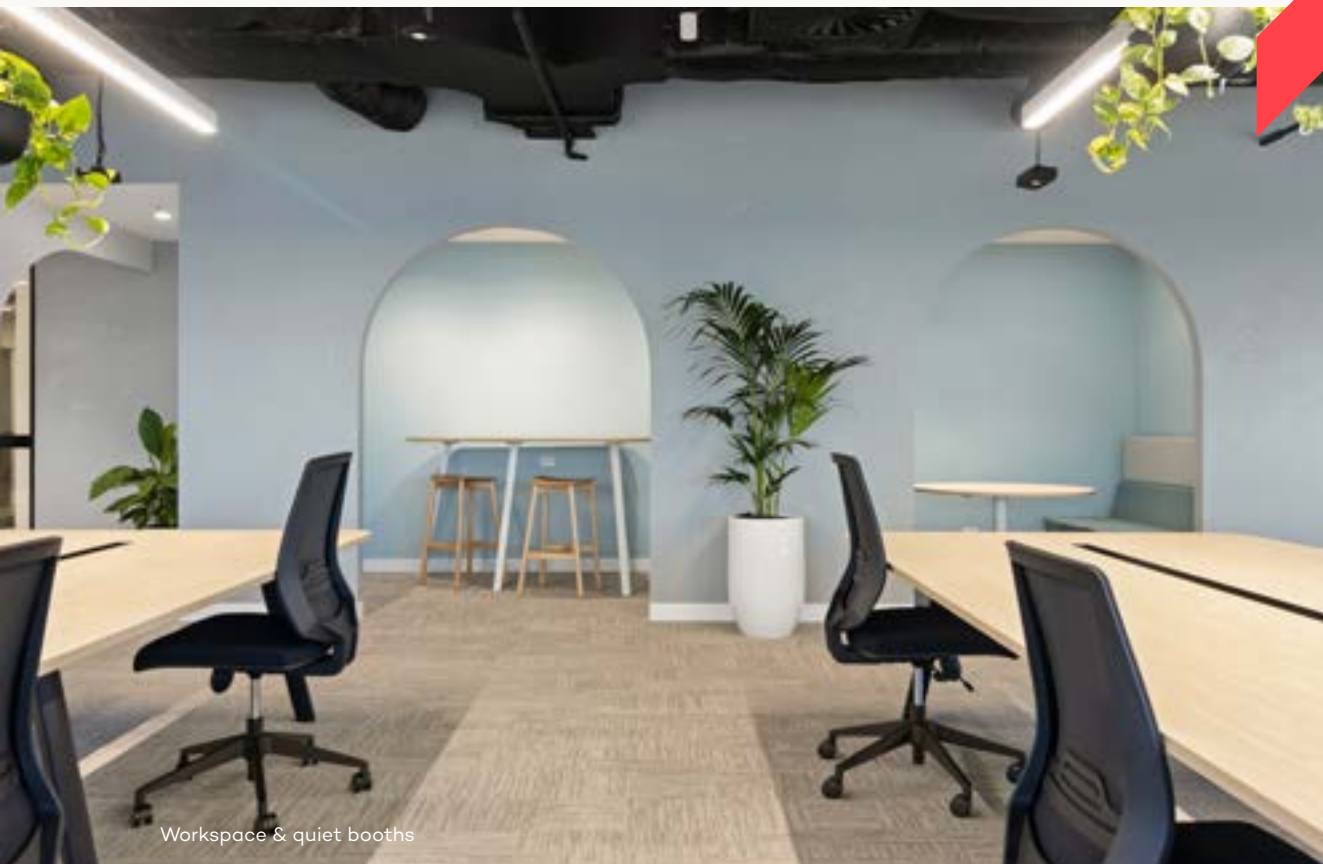
LEVEL 23A

Total Area (m²)	187
Total Number of Staff (persons)	20
Density (m²/persons)	9.4
Workstations	20
Meeting Rooms	2
Reception/Waiting	1
Quiet	–
Utilities	1
Kitchen	1
Comms	1



SUITE ONE





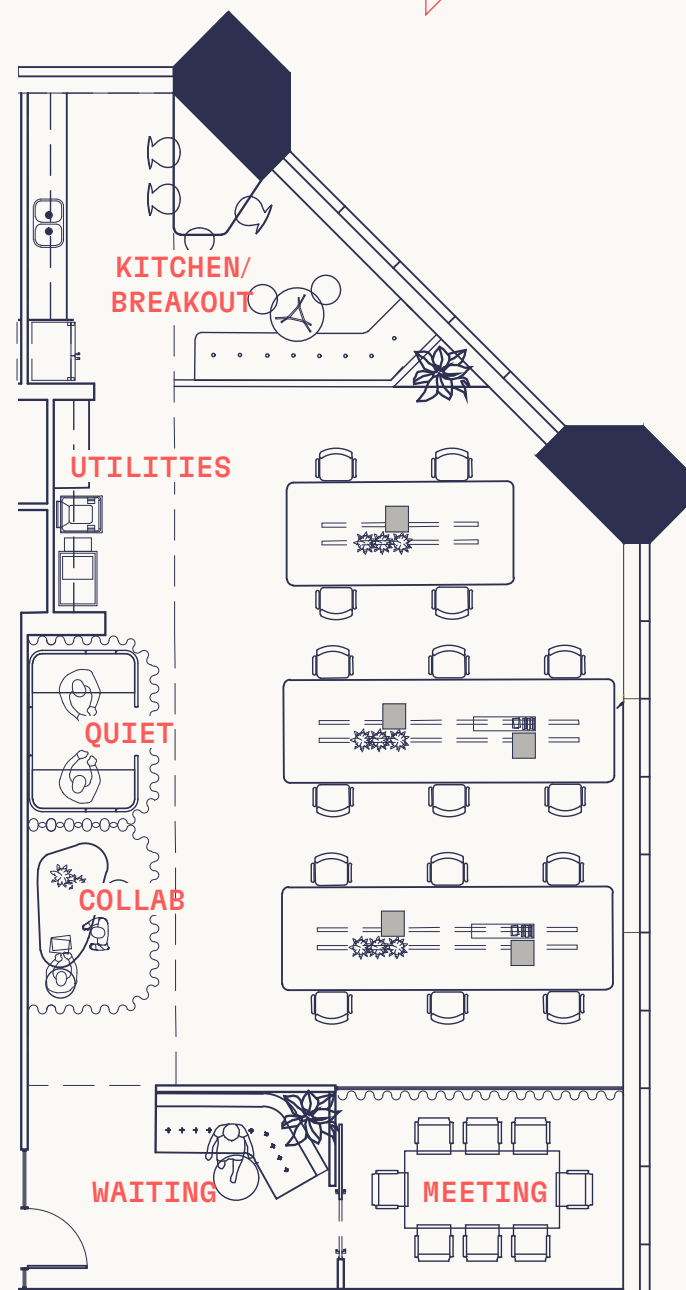
SUITE TWO

Slightly smaller than Suite One, this striking open-plan contemporary office is a home away from home for start-ups and scale-ups seeking prestige and presence in Brisbane's best workplace. The incredibly light and bright suite features a collaboration space, a quiet booth, efficient workspaces and an elegant reception to set the scene for your brand and cultural identity.

SUITE TWO

LEVEL 23B

Total Area (m ²)	150
Total Number of Staff (persons)	16
Density (m ² /persons)	9.4
Workstations	16
Meeting Rooms	1
Reception/Waiting	1
Quiet	1
Utilities	1
Kitchen	1
Comms	1

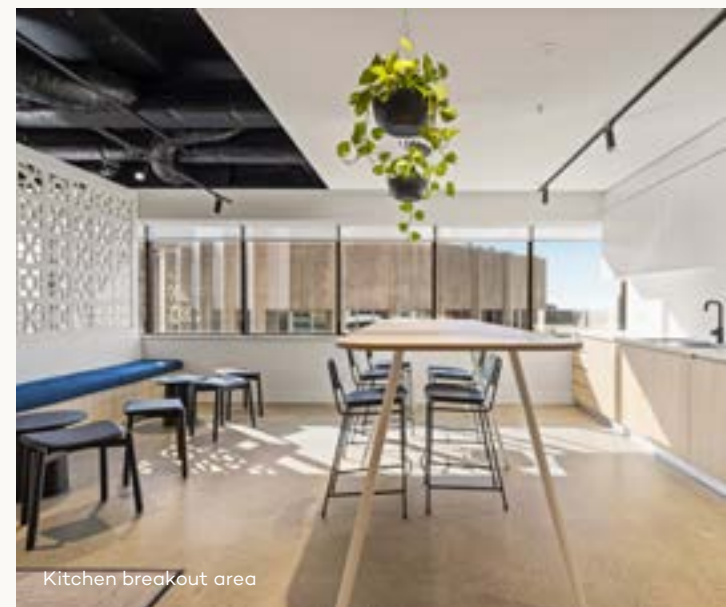




Workspace



Waiting area



Kitchen breakout area

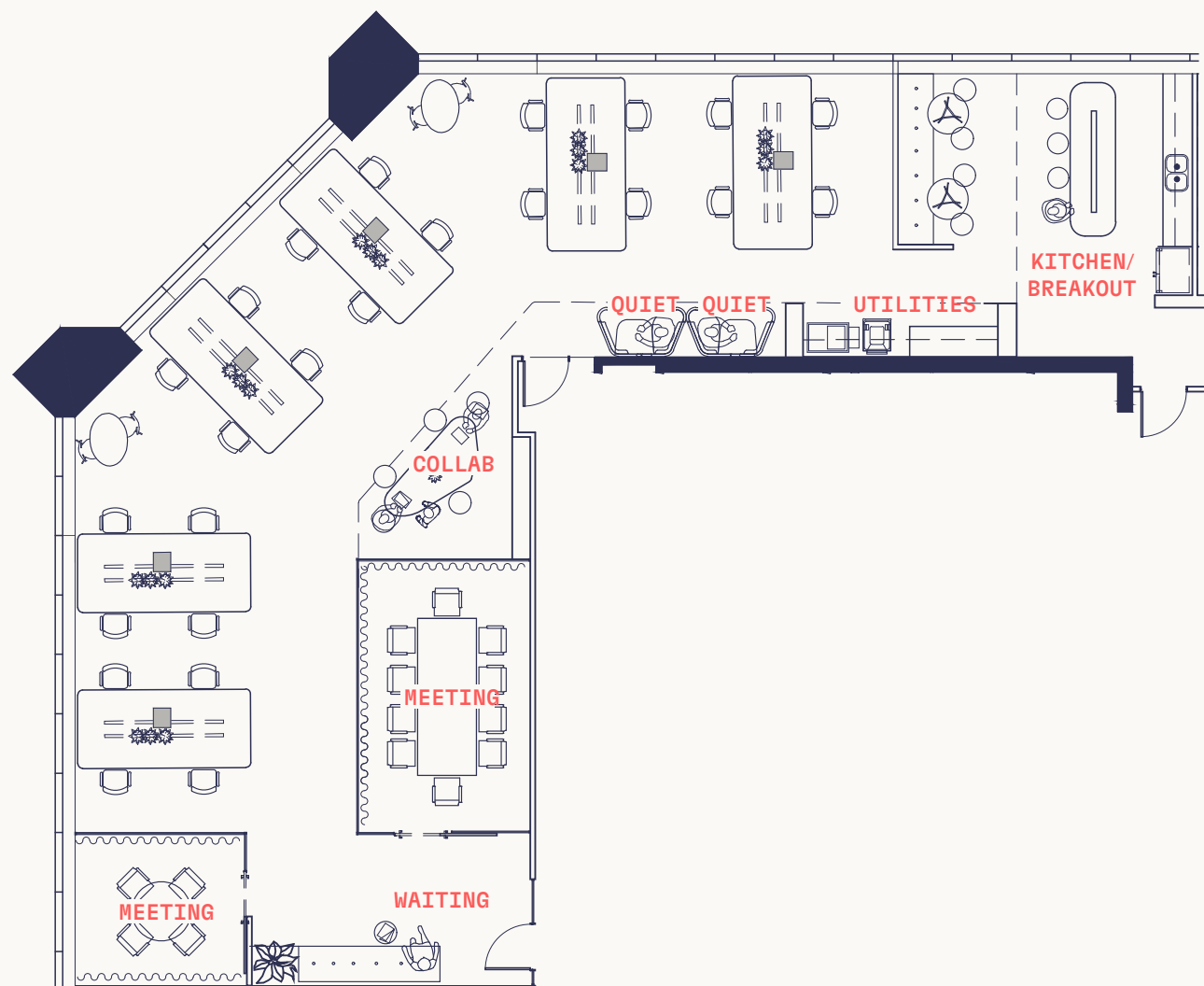
SUITE THREE

The largest of our Suites, this interior-designed open-plan office provides creative and productive space for up to 24 people. The contemporary collaboration space, two quiet booths and two tech-ready meeting rooms support flexible working and consultants/freelancers when you need them. It's the best space for small businesses to establish their culture and attract and retain top talent in Brisbane's trusted icon.

SUITE THREE

LEVEL 23C

Total Area (m ²)	228
Total Number of Staff (persons)	24
Density (m ² /persons)	9.5
Workstations	24
Meeting Rooms	2
Reception/Waiting	1
Quiet	2
Utilities	1
Kitchen	1
Comms	1



BUILDING A SUSTAINABLE FUTURE TOGETHER

ESR, 300 Queen Street's owner, is driven by a corporate purpose: to positively impact society and the environment for the long-term benefit of all stakeholders while enhancing financial value for its shareholders, investors and customers.

Through the lens of this purpose, ESR is committed to supporting your ESG goals and building a sustainable future together. As a building, 300 Queen Street has a 4.5-Star NABERS rating (5-Star with GreenPower). As a company, we strive to constantly drive change and contribute to improving our buildings and the communities in which we operate.



ESR MEMBERSHIPS & SIGNATORIES

UNITED NATIONS PRINCIPLES FOR RESPONSIBLE INVESTMENT (UNPRI)

A set of principles supporting the incorporation of ESG issues into investment practices.

GREEN BUILDING COUNCIL AUSTRALIA

Australia's peak body for building sustainability and the Green Star rating system administrator.

GRESB

The investor-led global benchmark for the application of ESG in real asset investments.

MECLA

A cross-industry collaboration reducing the embodied carbon in the building and construction sector.

MEET THE TEAM



ESR Australia is a leading developer and manager of industrial, logistics and commercial property with established fund management capabilities. We are part of the ESR Group, APAC's largest real asset manager powered by the New Economy and the third-largest listed real estate investment manager globally.

With US\$159.1 billion in gross assets under management (AUM), our fully integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand, and Southeast Asia, with an expanding presence in Europe and the U.S.

ESR aspires to operate sustainably and impactfully, and we consider the environment and the communities in which we operate as key stakeholders of our business.

For more information, please visit au.esr.com

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