

St Leger House

ASCOT

Eagle Farm Racecourse



Indicative only

A fresh take on history



5 Levels

Bespoke five level office building for lease

2021

Complete and ready for occupation by Q4 2021

Floor plates

from 1,100m² - 1,600m²

6,280sqm

NLA

Up to 1,000

free carparks for staff

5 Star

NABERS rating

Introducing St Leger House

The Brisbane Racing Club is excited to be the developer and longer term owner of this bespoke office building with such a unique location. We are currently seeking interest from potential tenants.

We would like to engage with potential tenants to ensure the building is designed and constructed to maximise the end user experience.

Award winning architects BVN have designed this impressive building and are highly experienced in innovative office fitout design.

Our current program would see the building commence construction in September 2019 and be complete some 20 months later, complete and ready for occupation in the fourth quarter of 2021.



Indicative only



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A Famous Tradition

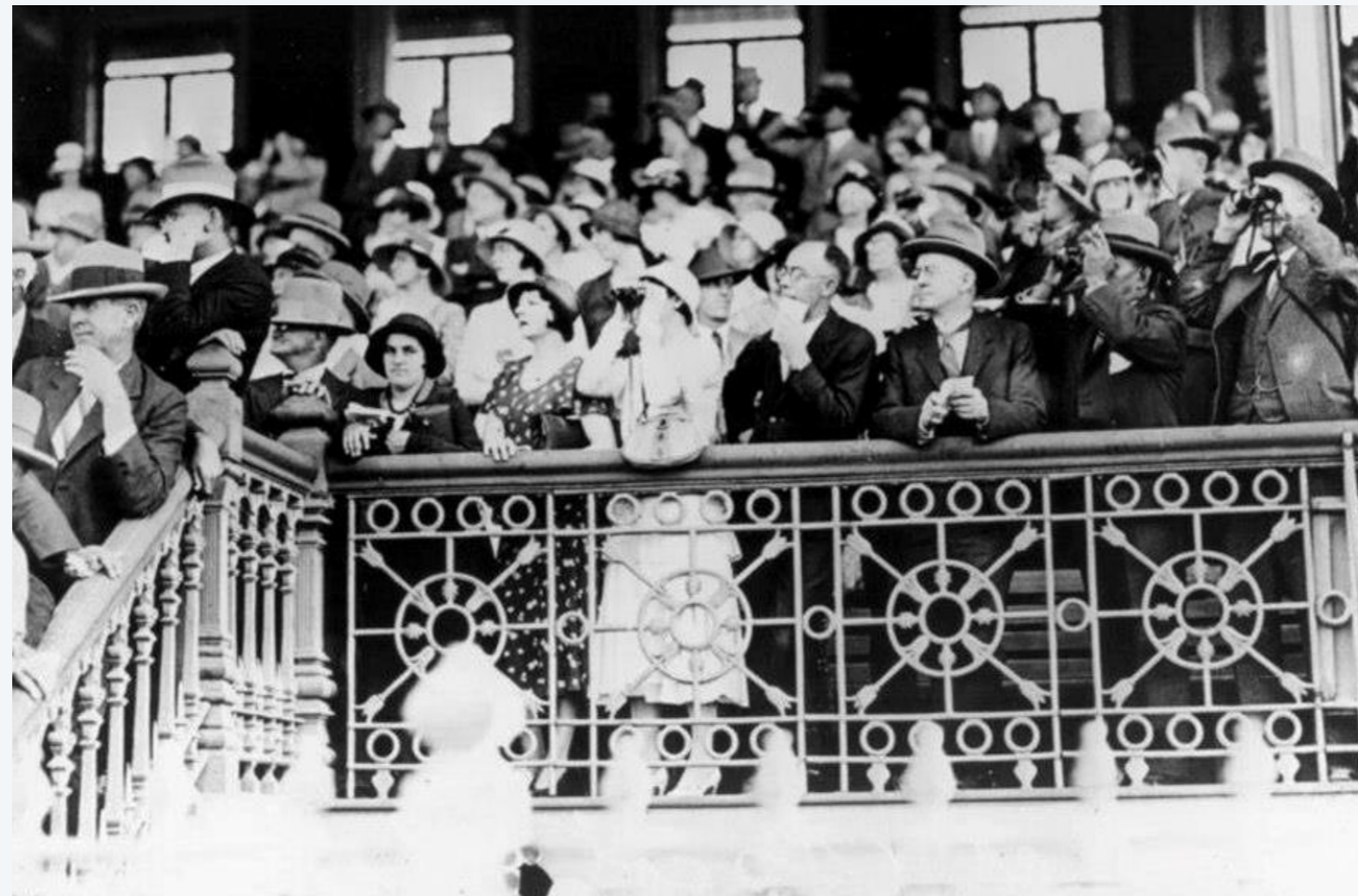
As the leading metropolitan race club in Queensland, the Brisbane Racing Club conducts 98 race meetings and hosts over 200,000 patrons each year.

The Brisbane Racing Club (BRC) was formed on 1 July 2009 - the result of a merger between the Queensland Turf Club (QTC) and the Brisbane Turf Club (BTC). The amalgamation of the former two clubs was the first of its kind for the Australian Racing Industry.

Racing began on the Eagle Farm site in 1865 and the Doomben site in the 1930's, with the finest thoroughbreds in Australasia having graced these historic courses.

The Brisbane Racing Club, in association with the Thoroughbred Racing History Association Inc., have created a dedicated heritage unit with a brief to preserve the history of thoroughbred horse-racing in Queensland.





ST LEGER HOUSE

Raceday Excitement

Capture all of the fun and excitement with your staff and clients on race day from your exclusive address at St Leger House.

This position will provide an unrivalled entertaining experience for some of Brisbane's best day outs during the calendar year.





A Vibrant Precinct

The surroundings of St Leger House provides staff with easy and accessible amenity with direct access to Racecourse Road, walking distance to Hamilton Harbour and Racecourse Village.





1

2

3

4

1

2

3

4

5

6



- 1 Racecourse Village
 - 2 Ascot Childcare & Kindy
 - 3 Gallopers Sports Club
 - 4 Hamilton Bowls Club
 - 5 C&K Ascot Community Kindergarten
 - 6 Ascot Community Centre
- Residential - Ascot Green

NUDGEE ROAD

HAMPDEN STREET

BRASSEY STREET

HOPETOUN STREET

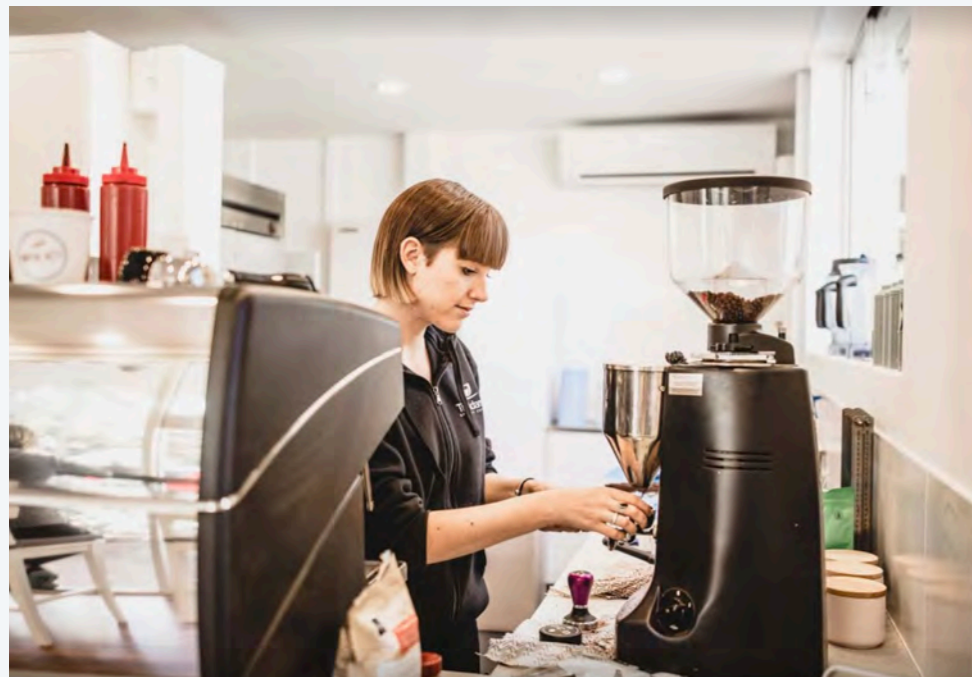
LAMINGTON AVENUE

EAGLE FARM RACECOURSE



ST LEGER HOUSE

Racecourse Road



Visit this lovely boulevard of old poinciana trees to dine at alfresco cafés, boutique bars and award-winning restaurants.

Essential services and businesses are among the tenants of the Racecourse Road Precinct including major banks, real estate agents, alternative health and personal training studios, medical practices and legal firms.



Along with the everyday essentials the precinct is also home to fashion boutiques, homewares and interior styling businesses as well as beauty therapists, hair salons and day spas.

Restaurants

- 1 Meltz Gourmet Pizza Bar
- 2 One Fifty Ascot
- 3 Taro's Ramen
- 4 Grill'd Ascot
- 5 That Thai
- 6 5 Boroughs Ascot
- 7 The Stables Craft Bar & Kitchen
- 8 Trattoria Italiana
- 9 Ascot Wok
- 10 The Stables Craft Bar & Kitchen
- 11 Northern Thai
- 12 Sunny Doll Japanese
- 13 Graziers Steakhouse
- 14 Hamilton Hotel
- 15 Gino's

Cafés

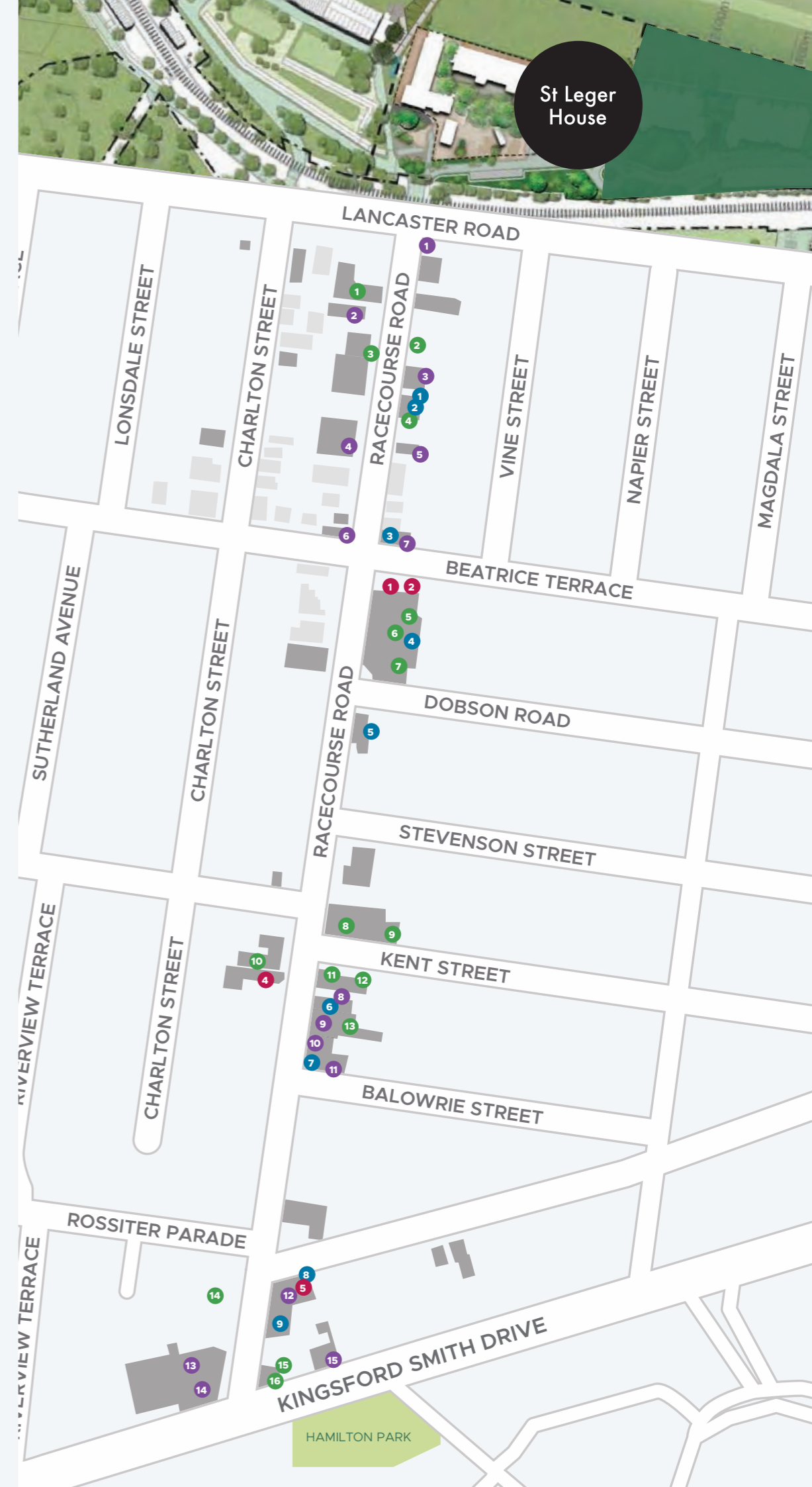
- 1 Journey Café & Car Ascot
- 2 The Coffee Club Cafe
- 3 Le Bon Choix
- 4 Café Wisteria
- 5 Nutri Hitt
- 6 Café 63
- 7 Milani House of Gelato
- 8 Petrichor & Co
- 9 The Little Persian Café

Shopping

- 1 Ascot Village
- 2 Luxe Boutique on Racecourse
- 3 ARC Hairdressing
- 4 Joli Boutique
- 5 Coles Ascot
- 6 Savida
- 7 Liquorland Ascot
- 8 Leo's IGA
- 9 BWS Hamilton
- 10 White Label Noba
- 11 Hair by Elle
- 12 Charlie Brette Beauty
- 13 Cut Price Stores/Supermarkets
- 14 Uno Salon
- 15 Australia Post
- 16 7-Eleven Hamilton

Medical Services

- 1 Racecourse Road Chemsave Pharmacy
- 2 Racecourse Road Health Centre
- 3 Ascot Discount Drug Store
- 4 Racecourse Road Medical Practice
- 5 Brisbane Plastic & Cosmetic Surgery

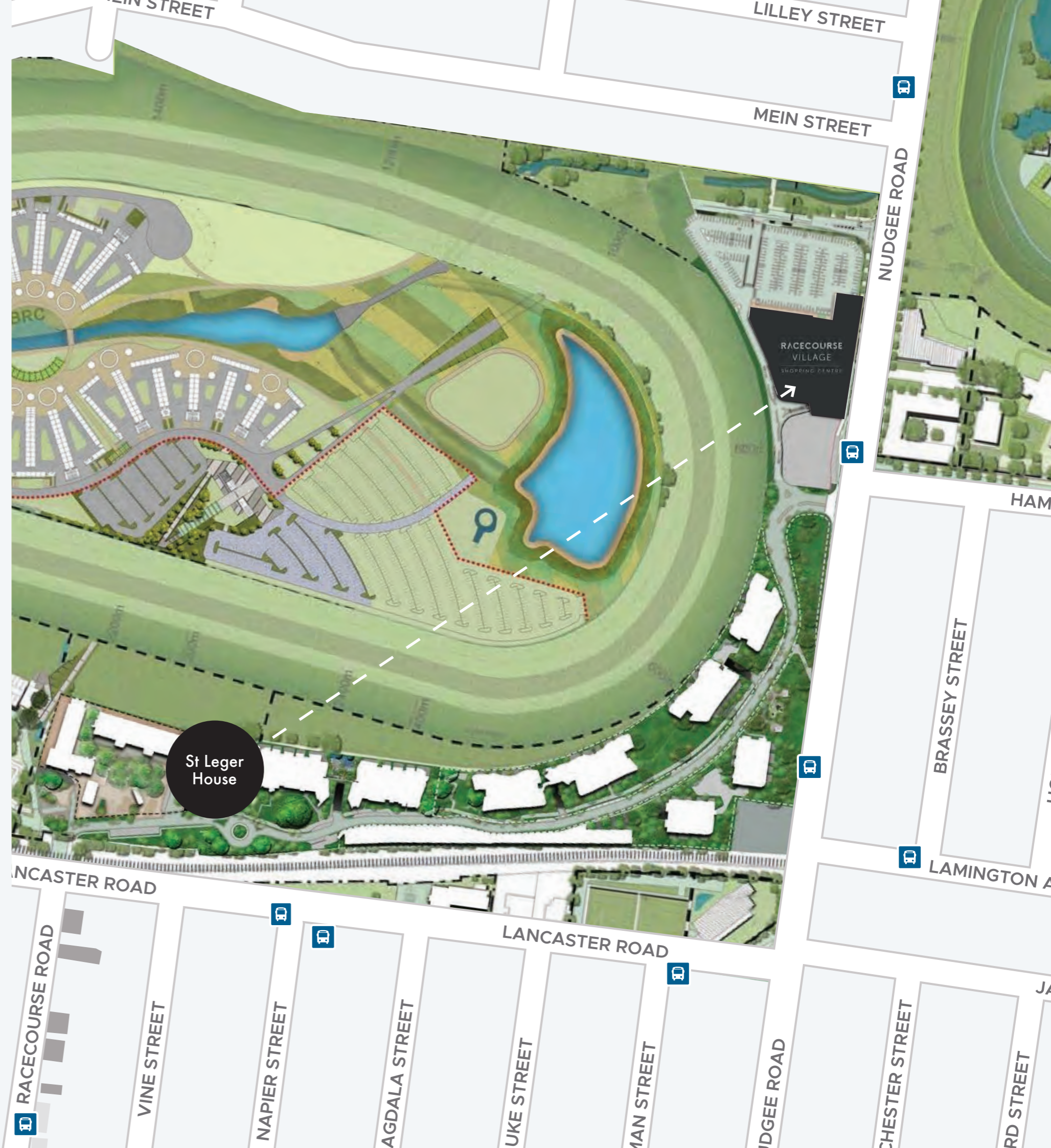


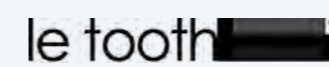
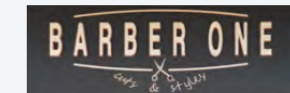
Racecourse Village

A modern shopping and lifestyle complex that is only a 16 minute walk or a 3 minute drive from St Leger House.

This full-line supermarket-based convenience centre is conveniently located at 188 Nudgee Road in Ascot opposite Doomben Racecourse.

The centre accommodates the latest designed, full-line Woolworths supermarket along with 17 specialty shops including a pharmacy, service tenants, and restaurants with alfresco dining areas.






Transit

Getting to and from St Leger House is simple with train stations, bus stops and the Bretts Wharf Ferry Terminal in close proximity.

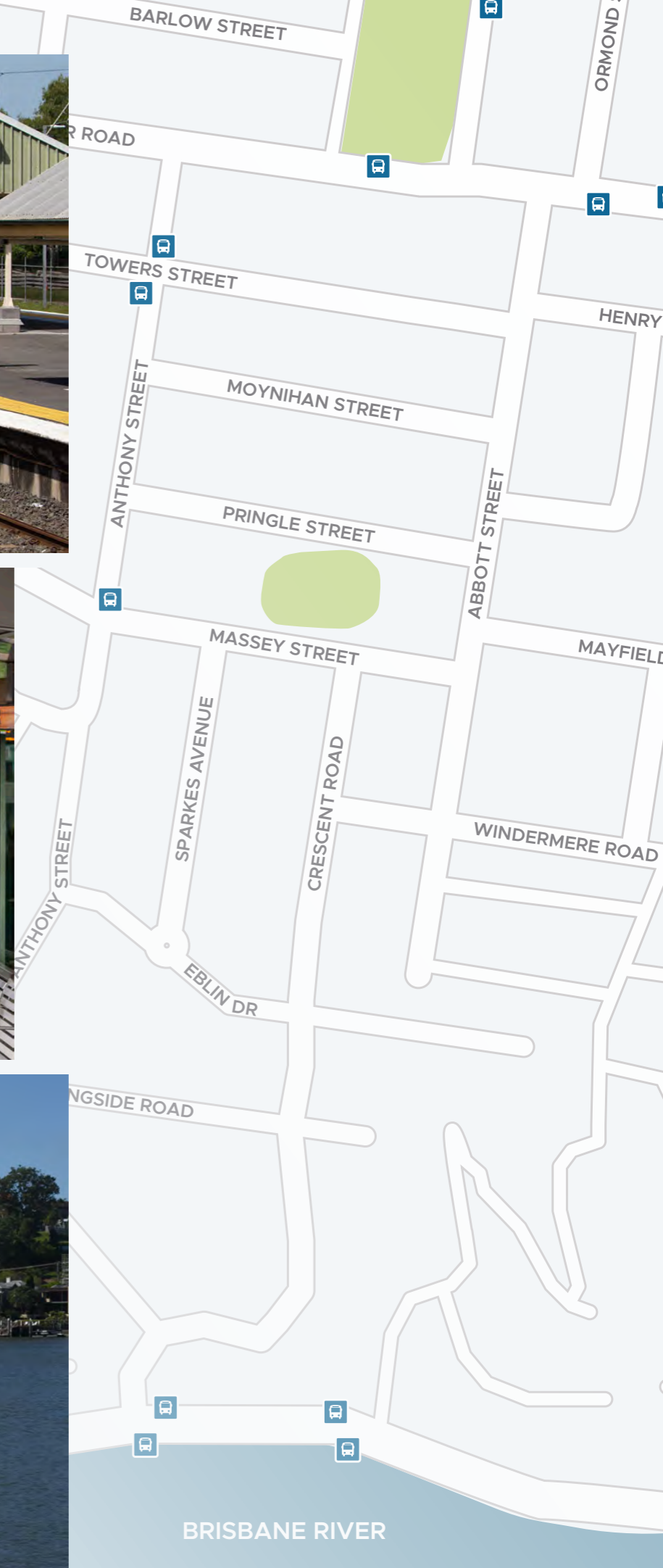
Ascot Railway Station is situated beside Eagle Farm Racecourse and trains run frequently on the Doomben and Cleveland lines with a travel time of 27 minutes.

 **200m**
Up to 1000 Free Car Parking


 **200m**
Ascot Train Station

 **50m**
Bus Stop

 **900m**
City Cat








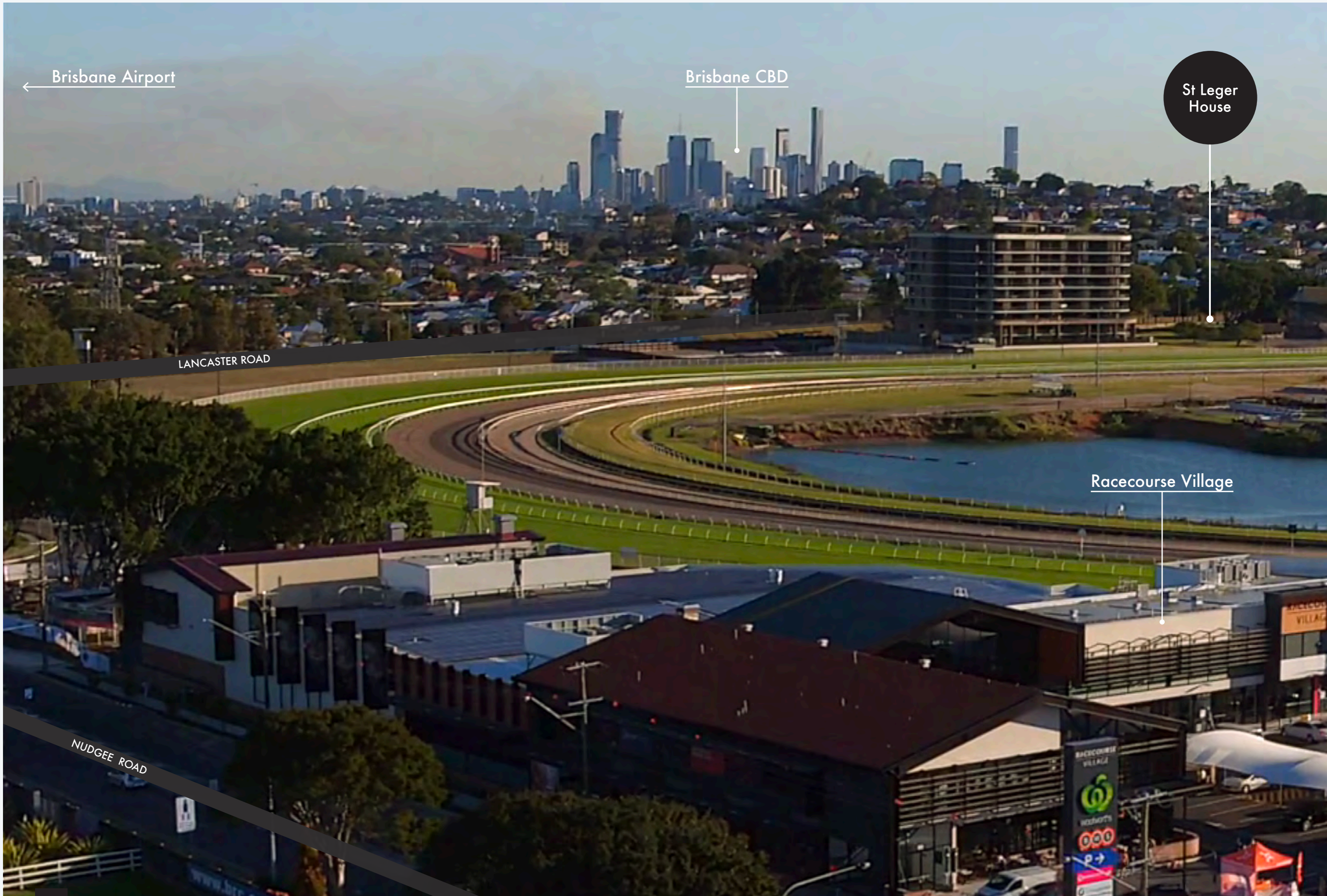
 **ASCOT STATION**

St Leger House

 **DOOMBEN STATION**

 **BRETTS WHARF FERRY TERMINAL**

-  Bus Stops
-  Train Stations
-  Ferry Terminals



Brisbane Airport

Brisbane CBD

St Leger House

LANCASTER ROAD

Racecourse Village

NUDGEE ROAD





St Leger House

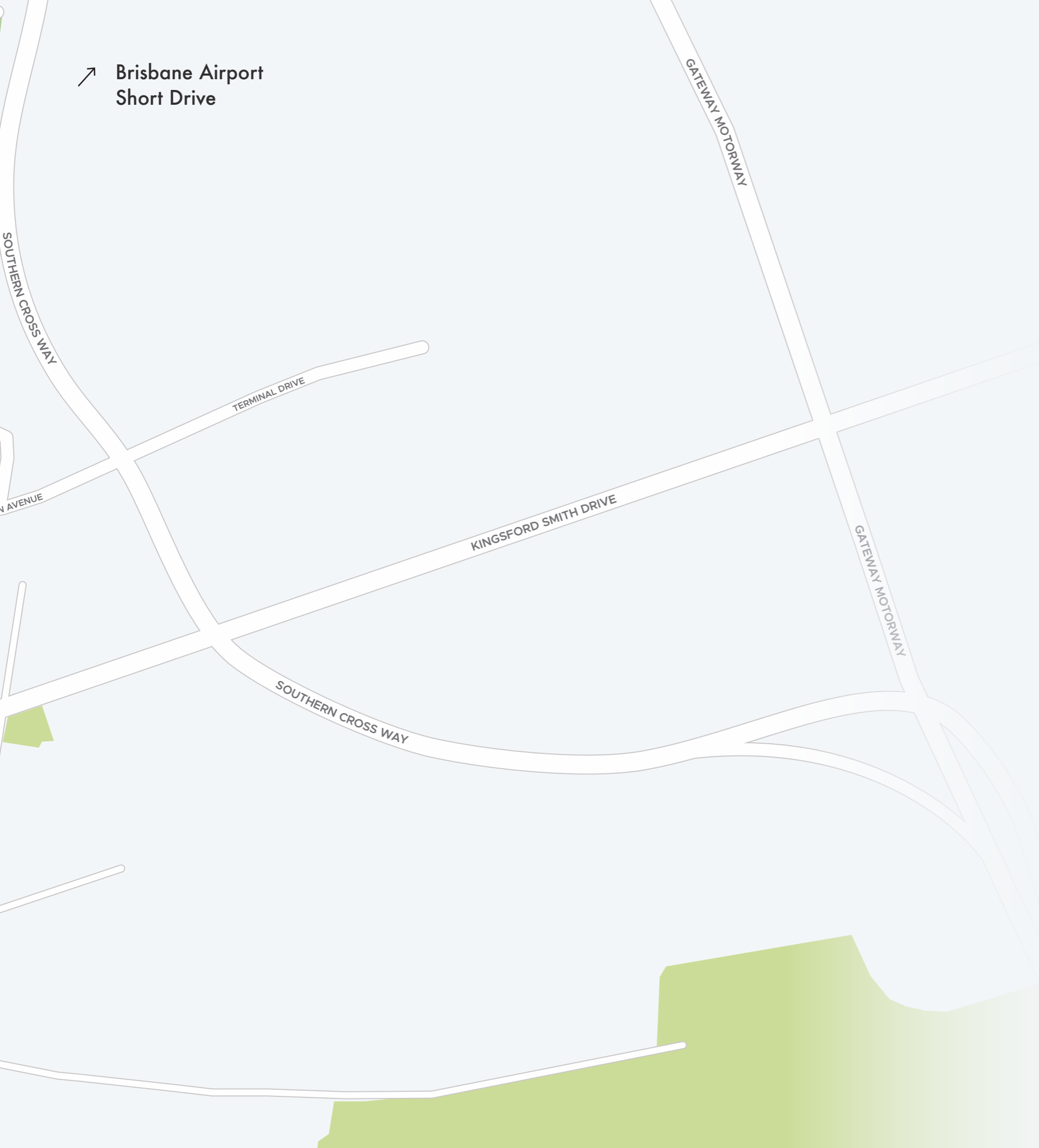
ASCOT STATION

DOOMBEN STATION

BRETTS WHARF FERRY TERMINAL

↙ Brisbane CBD Short Drive

BRISBANE RIVER





ST LEGER HOUSE

Well Connected

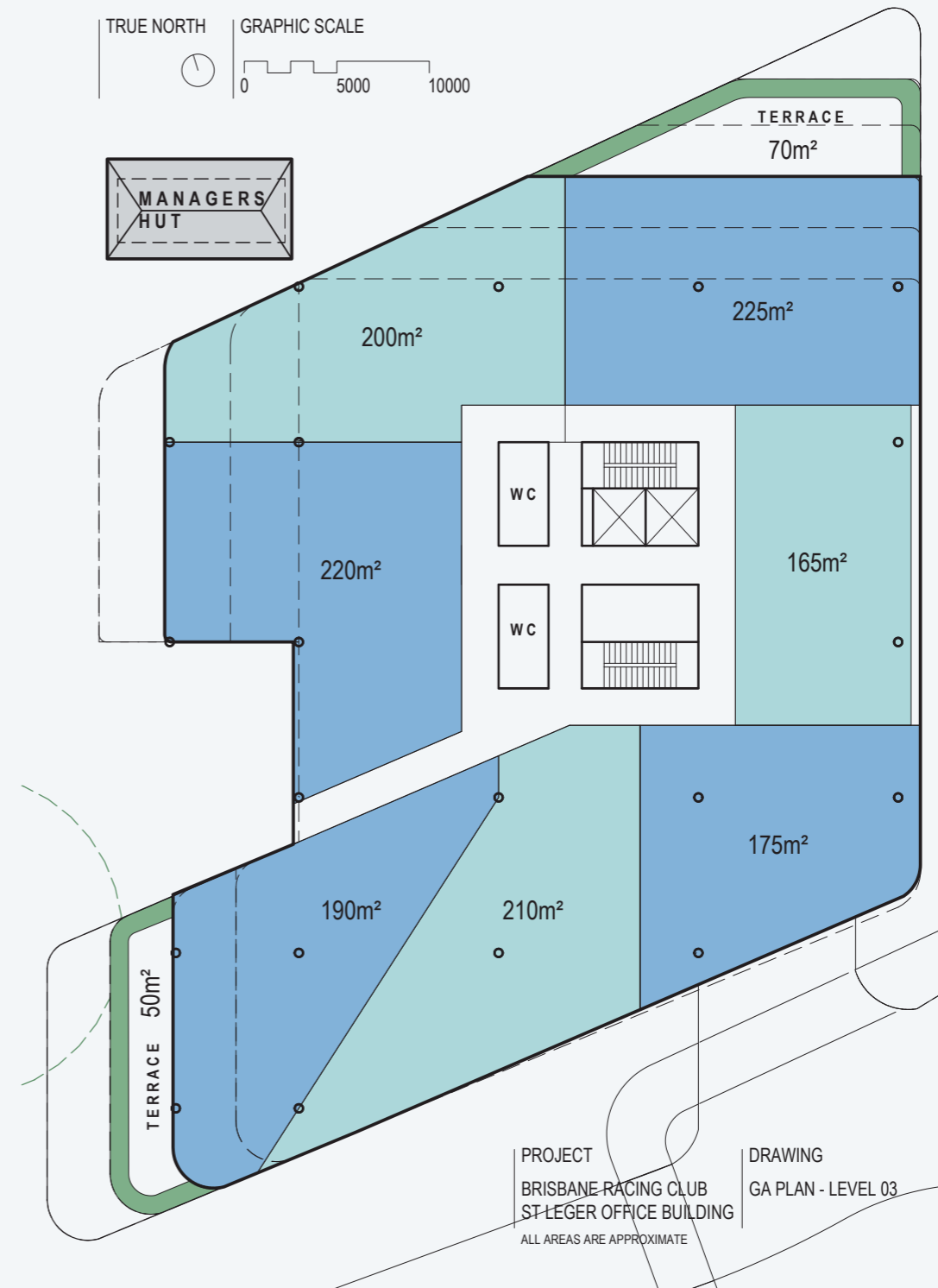
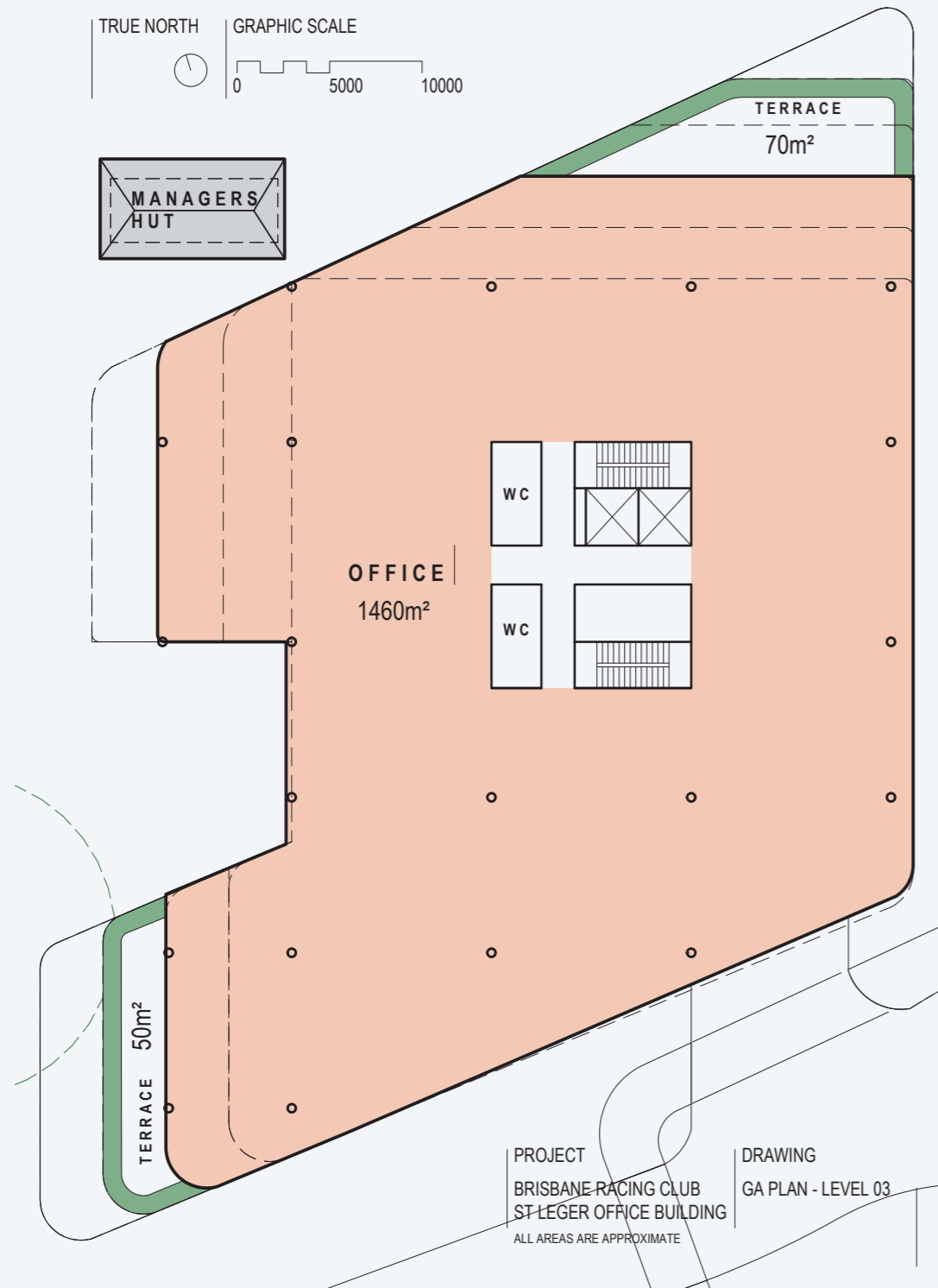
St Leger House is readily accessible from an extensive road network which include major arterials such as the Kingsford Smith Drive which has been recently upgraded or via Hendra Road from the Gateway Motorway.

This unique position allows staff to arrive at the Airport in under 7 minutes, the Brisbane CBD in under 15 minutes, and access to either the Airport Link or Gateway Motorway to easily escape to every area of South East Queensland.

Occupiers can capitalise on this road network and the abundance of car parking on offer with this opportunity to provide a parking bay for every single staff member, completely free of charge.

-  Racecourse Village
-  Residential - Ascot Green

Floorplans



Building Areas

The Following approximate areas are proposed and are subject to design development:

LEVEL	ACCOMMODATION	NET AREA (M ²)	EXTERNAL AREA (M ²)
Basements			
Ground	Retail	200	140
	Food and Beverage	160	140
	Museum	220	185
Ground Sub-Total		590	465
Level 1	Office	1,570	65
Level 2	Office	1,520	90
Level 3	Office	1,460	120
Level 4	Office	1,150	285
Office Sub-Total		5,700	560
Roof Level	Common Terrace		655
	Plant		390
Roof Sub-Total			1,045
TOTAL		6,280	2,070

Net Areas exclude external spaces. Gross Building Area includes external spaces.

St Leger House

ASCOT

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