

# 354

B O W D E N



## Ground Floor Retail Expression of Interest November 2018 Retail Leasing Opportunity

On The Lane | On The Park

# Be part of the Bowden lifestyle

## **354 Bowden is seeking experienced retail operators to complete this superb masterplanned precinct.**

On the fringe of Adelaide's premier cultural, shopping, leisure and sporting attractions, as well as boasting its own unique identity, Bowden is one of Adelaide's most coveted precincts.

354 Bowden is Bowden's first integrated precinct with stylish buildings designed to create diverse living options. Each apartment building within the 354 Bowden precinct features stunning views of the city, park lands, a northerly aspect or secluded garden.

Surrounded by an array of convenient transport options including tram, bus and train stations, these retail spaces will be easily accessed by the Bowden community and beyond.

Scenic walking and bike trails deliver you to the heart of the CBD in moments. Neighbouring nearby public amenities include the new Royal Adelaide Hospital, medical and educational precinct, various entertainment venues and stunning Adelaide park lands.



# Method of Offering

**354 Bowden is offering the opportunity to lease or purchase two separate retail spaces.**

This opportunity is offered by Expression of Interest, closing at 4:00pm on Friday 30th of November 2018 (Central Standard Time) and must be delivered to the office of Development and Advisory Pty Ltd C/- Fusion Capital, Ground Floor, 47 Waymouth Street, Adelaide SA 5000.

## Tender Procedures

### 1. For Lease

When submitting an Expression of Interest (EOI) operators are asked to complete the enclosed form in full, clearly stating the Tenancy of interest, commencing rental they will commit to and a clear description of any conditions precedent, documentation requirements and other conditions. The proposed use of the retail space must be clearly described within the offer.

### 2. For Purchase

When submitting an Offer to Purchase, purchasers are asked to clearly state the purchase price, a clear description of any conditions precedent, documentation requirements and other conditions. The proposed use of the retail space must be clearly described within the offer.

## Tender Consideration Phase

Expressions of Interest will be reviewed during an indicative period of up to 14 business days following - the close of EOI, i.e. the period to Friday 14th of December 2018.

## Tender Acceptance / Execution Phase

During or after the Consideration Phase, the Developer/ Lessor may contact individual operators who have expressed their interest for clarification and discussion as required.

Negotiations will be initiated with selected operators based on the following information and documents:

- Anticipated practical completion of the buildings by On The Lane November 2019 and On The Park February 2020.
- Anticipated availability of the tenancy area(s) for undertaking fit out works will be 2 months prior to completion of each building.
- Lease Agreement.
- Disclosure Statement.
- Draft Lease Document.
- Draft Fit out Guidelines and Agreement.

It is expected the completion of the documentation and formal lease execution be concluded by mid-2019. For further information or to arrange an inspection of the project documentation please do not hesitate to contact:

Ben Yates  
Director  
Bowden Stage 5 Pty Ltd

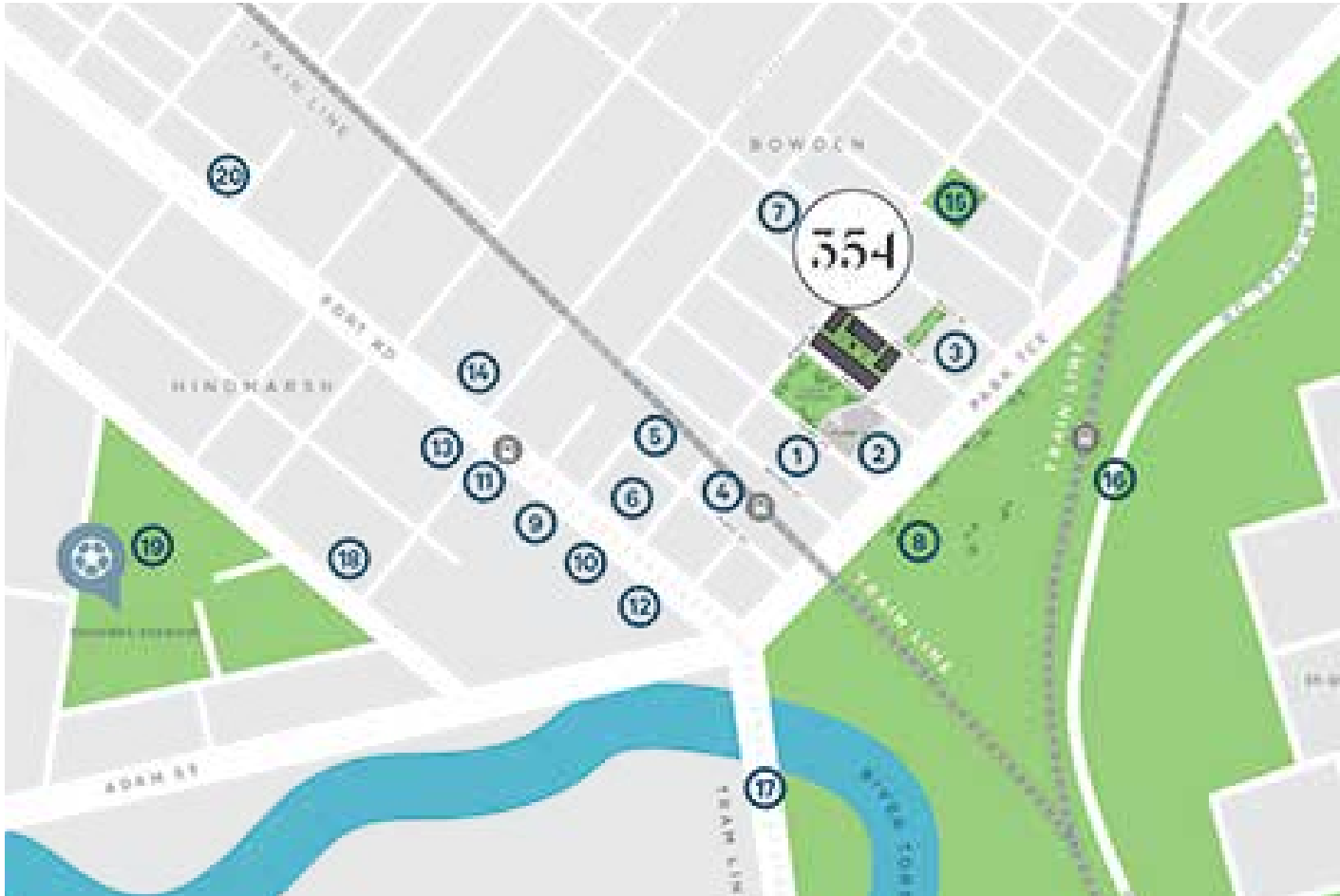
C/- Fusion Capital  
Ground Floor, 47 Waymouth Street  
Adelaide SA 5000

Tel: (08) 7123 6800  
Mobile: 0412 843 388

Byates@developmentandadvisory.com.au

# The Opportunity

## Locality and Surrounding Development



- ① Bowden Information & Sales Centre
- ② IGA 🛒
- ③ Jarmer's Kitchen ✕
- ④ Bowden Railway Station 🚂
- ⑤ The Loose Caboose ✕
- ⑥ The Gov ✕
- ⑦ Cirkidz 🎮

- ⑧ Park lands 🌳
- ⑨ Entertainment Centre 🎮
- ⑩ Ticketek 🎫
- ⑪ The New Local 🍷
- ⑫ Enzo's Ristorante ✕
- ⑬ Sports Centre 🏀
- ⑭ Hindmarsh Library 📖

- ⑮ Emu Park 🌳
- ⑯ North Adelaide Railway Station 🚂
- ⑰ Bowden Tram Line 🚊
- ⑱ The Joiners Arms ✕
- ⑲ Coopers Stadium ⚽
- ⑳ Nordburger ✕

# Target Market

- When construction is complete for 354 Bowden, we will see 228 residents in apartments and terraces across the 5 building precinct.
- As part of the Urban Renewal Project, 354 Bowden will widen the community to approx 1,000 residents, who will call Bowden home.
- On The Lane and On The Park are located in high traffic areas, with visitors from the wider Adelaide area frequenting nearby markets, IGA and Bowden Town Square.
- Visitors passing through Bowden to attend entertainment venues, including the Adelaide Entertainment Centre, The Gov and Adelaide Oval.
- Diverse audience primarily between the age of 25- 59 including a mix of singles, couples and families.

# The Right Operators

Retailers in this new development will not only have the opportunity to capture passing pedestrian traffic, but also the many new residents occupying the newly completed projects within the Bowden precinct.

We are looking to create a people-friendly environment for breakfast, lunch or just a coffee or a snack where workers and visitors alike can relax, enjoy a break and a chat or bump into business colleagues for an informal catch up.

This ambience would be best created and supported by healthy food and beverage offerings with a clear emphasis on fresh ingredients. Operators will be able to take advantage of the double width footpath to provide an exciting alfresco experience.

Proposals from both national brands and one-off operators will be considered.

# Available Tenancies and Program

Schedule of approximate tenancy areas and potential uses.

Tenancy No.	Approx. Area	Potential Use
On The Lane	70m <sup>2</sup> (plus outdoor)	Café and hospitality use
On The Park East	120m <sup>2</sup> (plus outdoor)	Café and hospitality use

\*Please note the final tenancy number and configuration have yet to be finalised and, in part, will respond to Expressions of Interest received.

Anticipated Milestone Dates	
Calls for Expressions of Interest	To 30 November 2018
Operator Selection	December 2018
Negotiate Heads of Agreement	January 2019
Enter into Agreement for Lease and or Purchase	February 2019
Negotiate and Execute Leases	July 2019
Base Building Services, Finishes and Façade	November 2019
Tenancy Design and Approvals	June –September 2019
Tenancy Fit out Construction	
On The Lane	September 2019 – October 2019
On The Park East	November 2019 – January 2020
Grand Opening	
On The Lane	November 2019
On The Park East	February 2020

**Retail Spaces**

- On The Park East
- On The Lane



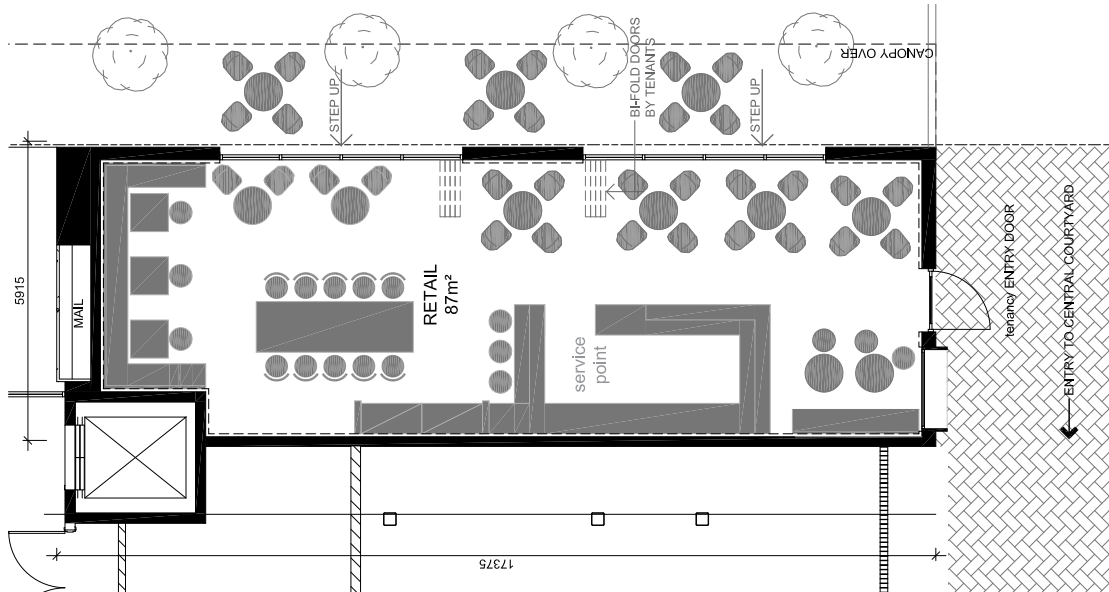




# Concept Plan & Tenancy Details

Schedule of approximate tenancy areas and potential uses.

Tenancy On The Lane:	
Area	70m <sup>2</sup> (plus outdoor)
Suggested Permitted Use	Cafe and hospitality
Core hours of trading	To be agreed



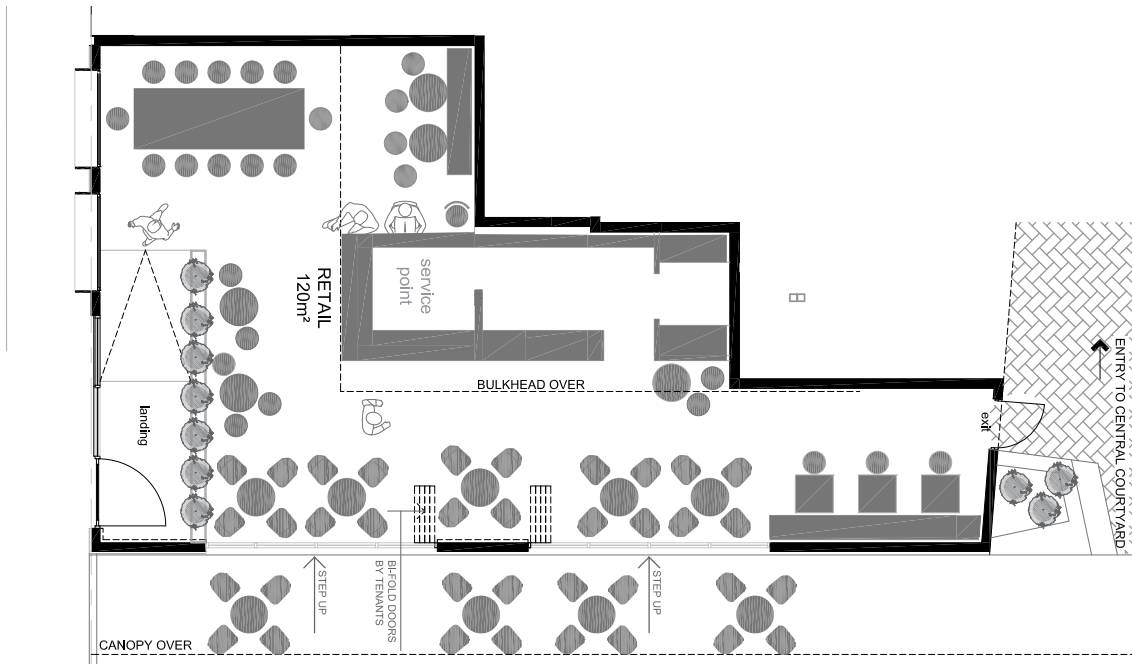




# Concept Plan & Tenancy Details

Schedule of approximate tenancy areas and potential uses.

Tenancy On The Park East:	
Area	120m <sup>2</sup> (plus outdoor)
Suggested Permitted Use	Cafe and hospitality
Core hours of trading	To be agreed





# Landlord and Tenancy Provisions

## 1. Floors

- Landlord provides concrete slab ready to receive Lessee's floor finish to a Finish Floor Level defined by the Landlord.

## 2. Perimeter Walls

- Landlord will provide perimeter base building walling of unfinished concrete and/or block work.
- Lessee to provide surface finish inside of any perimeter or inter-tenancy wall (inter-tenancy walling is entirely by the Lessee).
- Landlord to provide glazed shop front and single swinging entry door.
- Landlord to provide survey lease lines.
- Lessee may clad any column within a tenancy, subject to Landlord approval.
- Lessee to install a servery hatch to outdoor area, if required.

## 3. Ceilings

- Lessee to install ceilings within the tenancy.

## 4. Signage

- Signage is by the Lessee. Signage location plan will be provided by the Landlord to the Lessee detailing the approved signage zones.

## 5. Services

### A. Electrical

- Landlord will supply and install a three phase 63Amp or 80Amp supply cable located at the rear of each tenancy and terminated at a distribution board supplied by the Landlord. All sub-circuits will be by individual Lessees including electrical retailer meters (selected by Lessee) and associated circuit breakers.
- Landlord will provide fibre connected to the tenancy. Lessee to arrange telephone connection and line allocations via nominated telecommunications carrier.
- Lessee to provide any Audio Visual systems.
- Lessee to provide Emergency and Exit Lighting.
- Lessee to install tenancy lighting to suit their fit out.

### B. Mechanical

- Landlord will not be providing a mechanical system as part of base building scope. Lessee to install suitable mechanical system as part of their fit out works with its performance to suit the tenancy size and volume. Number and size of registers along with fresh air provision and return air grille is to be engineered by registered mechanical engineer engaged by Lessee.

- Lessee to provide any additional heat rejection system(s) if required.
- Subject to an approved tenant operation, the Landlord will provide a 900mm 300mm pathway (1000mm x 400mm penetration) and discharge Louvre for the Lessee to supply and install a kitchen exhaust duct and system to the East property boundary, sized at a maximum exhaust rate of 2500L/s.
- The Lessee is to locate the exhaust fan within the retail space and provide for all associated systems.
- The Lessee is to provide makeup air capacity to offset exhaust extraction, should it be required.

### **C. Hydraulic**

- The Landlord will provide a 1 off 100mm sewer and 1 off 100mm trade waste (greasy) connection point to each tenancy, located in basement under the ground level tenancy concrete slab, blanked off. The Lessee is to install, from the under-slab blanked off pipework, each connection to final riser locations within the tenancy in accordance with their fit out design. Coring through the concrete slab to facilitate pipework risers is by

the Lessee, and requires approval by the Landlord prior to conducting the work. The Landlord will provide a 1 off 25mm cold water isolation valve and supply point located at high level within each tenancy footprint.

- The Lessee will provide and install all hydraulic services installations for each tenancy area and connect to the applicable base build provision's location as installed.

### **D. Fire**

- The Landlord will install sprinkler mains pipework within the tenancy, with the Lessee to install droppers and flexible heads to meet their fit out design. The Lessee will install any extensions required within the tenancy. The Lessee will also install all sprinklers required for ceilings, kitchen hoods and cool room/freezer room.
- The Landlord will provide all fire detection, EWIS, fire hose reel coverage (OL & OPE) and portable dry chemical powder extinguisher (for OPE only).

# Expression of Interest

## 354 Bowden Ground Floor Retail Opportunity

Tenants interested in leasing all or portion of the 354 Bowden Ground Floor Retail Area are invited to submit an Expression of Interest by completing the form below and attaching their detailed supporting material outlining the terms of their interest in leasing and details of the operations including track record, to be undertaken at the premises.

The Developer/Lessor is not bound to negotiate with any party that submits an Expression of Interest. The Developer/Lessor may withdraw any portion of the premises for lease.

**Please submit all offers to Mr Ben Yates, Director Bowden Stage 5 Pty Ltd, C/- Fusion Capital, Ground Floor, 47 Waymouth Street, Adelaide before 4:00pm on Friday 14 December 2018.**

### 1. Details of Tenant

Name of Principle point of contact: \_\_\_\_\_  
Company Details (Nominated Lessee): \_\_\_\_\_  
Trading Name: \_\_\_\_\_  
ACN: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Email: \_\_\_\_\_

### 2. Tenancy & Rental

Preferred Tenancy: _____	Commencing Rental: \$_____
Initial Lease Term: _____	Please circle      5 years    10 years
2nd Preferred Tenancy: _____	Commencing Rental: \$_____
Initial Lease Term: _____	Please circle      5 years    10 years

### 3. Financial

Financial Advisor/ Accountant: \_\_\_\_\_  
Company / Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

#### 4. Legal

Legal Advisor: \_\_\_\_\_  
Company / Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

Any other relevant information with respect to your interest in leasing the premises (e.g. terms/conditions), track record, concept, operations to be undertaken at the premises should be attached to this document.

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

# Disclaimer

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