



*Sixty-three
Pirie Street*



ADELAIDE, SOUTH AUSTRALIA

 RAPTIS INVESTMENTS

An aerial photograph of the Adelaide Central Business District (CBD) showing a dense urban landscape with numerous high-rise buildings, streets, and green spaces. A semi-transparent white box is overlaid on the right side of the image, and a brown circular callout points to a specific location in the center-left.

*– Adelaide's newest
refurbished building
commanding one of the
CBDs most active corners –*


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– Adelaide’s strategic location for professional services –

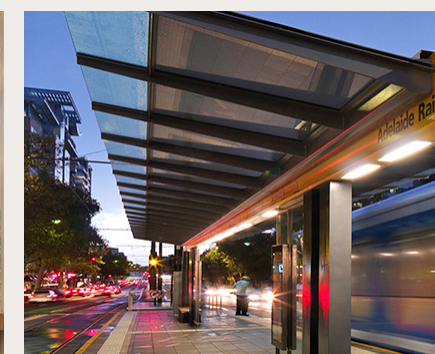
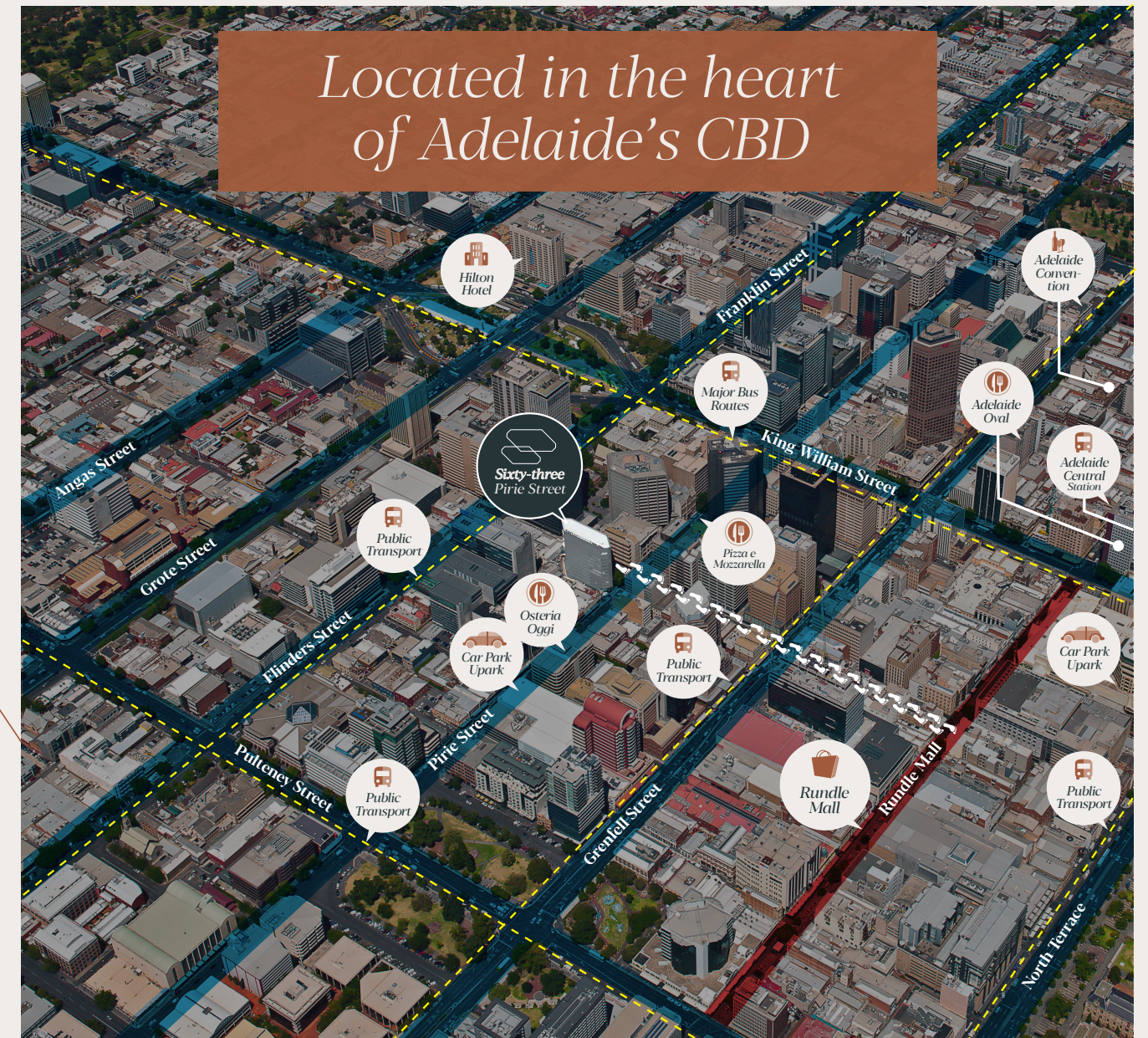
Located in Adelaide’s central office precinct, 63 Pirie Street holds a commanding position in the heart of one of the world’s most liveable cities.

This newly refurbished building makes the most of its unobstructed exposure harnessing the natural northern light that floods each floor space.

Adelaide, a city designed for commerce, offers the ideal combination of quality of life, convenient transport corridors, a competitive marketplace and low costs of doing business.

Situated within walking distance of multiple public car parks, public transport, function venues and hotels as well as award winning restaurants and retail precincts, this corner of Pirie Street and Gawler Place offers the ultimate lifestyle without compromising on business productivity.

63 Pirie Street takes prime position in Adelaide, enabling your business to grasp the opportunity of all the CBD has to offer.



Car Parking

Plentiful on-street and off-street casual parking for clients within direct proximity.



Public Transport

Multiple Bus and Tram stops within 500m and a short walk from Central Train Station.



Dining & Entertainment

Conveniently located to multiple hotels, function venues and many of Adelaide’s award-winning restaurants.



Lifestyle

Workforce lifestyle and amenity supported by fitness and retail offerings in its surrounds.

–A comprehensive \$10M building refurbishment program–

63 Pirie Street on completion will have undergone a strategic \$10 million refurbishment program with tenant, clients and employees in mind.

The refurbishment objective was simple, to deliver a building that positively enhances occupants daily experience.

With this in mind the primary target areas of the refurbishment are aesthetics, wellness and control and journey.

Whole building external upgrade with new plaza, building foyer, end of trip facilities and hotel style bathrooms provide a refreshing/inviting appeal for employees.

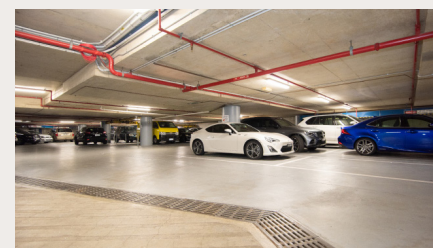
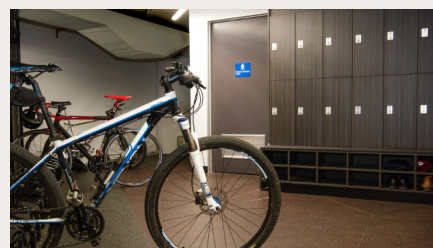
Complete replacement of lift controls and motors ensures a smooth vertical journey with increased

service reliability and minimized wait times.

Employee comfort has been enhanced through introducing a new Building Management System and new air conditioning chillers as well as floor by floor induction variable air valve units.

The result is a cleaner and more consistent air-flow with reduced power consumption and improved fresh air delivery.

The introduction of new quality ground floor retail activation delivers the modernity desired by everyday workers.



Possible Fitout Workstation Ratio 1:15sqm



Possible Fitout Workstation Ratio 1:10sqm



Ten Gigabit ADL

Access Australia's first secure, high-performance fibre optic data network with speeds up to 10GBps.



End of Trip

Secure End of Trip facilities to promote an active lifestyle to staff wellbeing and productivity. Locker facilities, showers and change rooms.



Energy Efficiency

A Schneider Building Management System. Building Core Replacement with CO2 sensors and dampers.



Air Conditioning

A IVAV installation
for cleaner and more
consistent air-flow
with reduced power
consumption.



Lifts

Complete replacement of lift controls and lift cars ensures a smooth vertical journey with A Grade building quality wait times.

– You’re in good company –

The profile of the tenants which operate from 63 Pirie Street reflect the calibre of the buildings key location. Making it Adelaide’s sort after desitination for proffessional services.



Bentleys are an international network of advisors and accountants with expertise in audit and assurance, business advisory, corporate recovery, financial planning, superannuation, wealth management, trusts and estates, taxation and R&D tax incentives.



Cowell Clarke are commercial law specialists. Comprising around 100 people providing legal services, commercial advice and support to clients in all sectors of business and industry, across Australia and internationally.



Macquarie are a diversified financial group providing clients with asset management and finance, banking, advisory and risk and capital solutions across debt, equity and commodities.



–About Raptis Investments–

Raptis Investments is a hands-on owner and operator of Retail, Commercial, Industrial and Wharf real estate, through active leasing, management, development and marketing of our portfolio that spans the Eastern Seaboard and South Australia.

As a third generation Australian owned family business, we take pride in sharing our entrepreneurial spirit, from humble migrant beginnings, by building collaborative relationships with our stakeholders.

We value social responsibility, donating to and hosting many of our local communities' events as well as innovating our assets to learn more about our consumers and advance our environmental sustainability.

Whether our assets are your workplace or community, we aim to provide you with a valuable experience that meets your needs, for both tenants and consumers alike.



Commercial Properties



Building 5 747 Lytton Rd, Murarrie



Building 2 747 Lytton Rd, Murarrie



45 Commercial Road, Newstead



Niecon Tower



12-14 Albert Ave, Broadbeach



16-18 Albert Ave, Broadbeach

Retail Properties



Ballina Fair Shopping Centre



Niecon Plaza



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