

RIDER HUNT
Property Council
Award for
Commercial Project
Excellence



Brisbane Qld

Commercial centre revived

There was only a dilapidated void before the Toowong Commercial Golden Triangle was developed in Brisbane. New commercial office buildings had not been offered for almost twelve years in the precinct until the Winston Group identified the opportunities the site could provide.

A tired, obsolete building in Jephson Street, the St Thomas's church amenities in High Street and an unworkable, stalled church development application were identified by the Winston Group as an ideal site for the development of a cluster of state-of-the-art modern buildings that would reinvigorate the commercial market in Toowong and bring together some of Queensland's most progressive Information Technology companies. Critical to the project was the design of the buildings in sympathy with the 120 year old Anglican church considered the cultural heart of Toowong.

The location around the Commercial Golden Triangle is now highly recognised as a prime commercial precinct. The buildings were collectively sold on completion for \$26 million.

Data#3 Centre

This existing 6,400m² commercial office building was acquired by the Winston group in early 1999. An extensive \$2 million internal and external refurbishment program commenced immediately after the purchase and was completed in early 2000. The building was completely repositioned in the market place over a 12 month period. The initial occupancy of 60% was increased to 100% in less than a year which lifted the building from B grade to A grade status. Major Australian Information Technology company Data#3 identified the value of the building and immediately leased over 2,000m² to become the building's anchor tenant. The remaining space was leased to a variety of government and private sector tenants including ILab, a State Government business incubator and Taurus Software.



For more information contact

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Property Development • Project Management • Property Refurbishment



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A Winston Group Project



Technology One Centre

This new 3,300m² office building in Toowong was completed in early 2000. Winston Group undertook the project speculatively and commenced construction without pre-committed tenants but with market research demonstrating that significant interest was very likely. The Winston Group was committed to the notion that Toowong was a prime commercial location and the Information Technology sector had not yet been effectively catered for in Brisbane. During construction the building was 100% leased to four quality tenants with Technology One Limited, a market leader in financial services software committing as the anchor tenant to 1800m² of space.

St Thomas's Parish Centre

This building was constructed to provide offices, auditorium and functions amenities for the Anglican Church including a full commercial kitchen. Upon completion the building was bought by the Anglican Church for \$1.2 million. The redevelopment gave the church a much needed boost and increased the number of parishioners. The then Archbishop Peter Hollingworth officiated at the opening of the Parish Centre and the Technology One Centre. This project not only reinvigorated St Thomas's Church Parish but gave new life and viability to this important local landmark and provided a strategic commercial facility for the Church.

Tenant Testimonials

Data#3 - Judy Hinterdorfer

Data#3 Limited was "sold on the vision" of the Winston Group that the commercial Information Technology cluster and new economic environment being created in Toowong was just what Data#3 needed to enhance its image in the marketplace...'

'Everyone is enjoying the new space and the company is very happy with the move.'

Queensland Government ILab - Inge Carroll

'The coming together of other big IT companies the calibre of Data#3 and Technology One strengthened our resolve to locate the state's first ILab at the Data#3 Centre in Toowong.'

St Thomas' Parish Centre - Jeremy Harris

'The new building has given us the opportunity to create much needed revenue to enable us to focus our outreach activities and bring our vision of serving and supporting the business community of Toowong into reality.'

These 3 adjoining Winston Group projects collectively were awarded the prestigious Rider Hunt - Property Council Award for Commercial Project Excellence

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