



AUSTRALIAN BRAGG CENTRE

Commercial & General

Information Memorandum

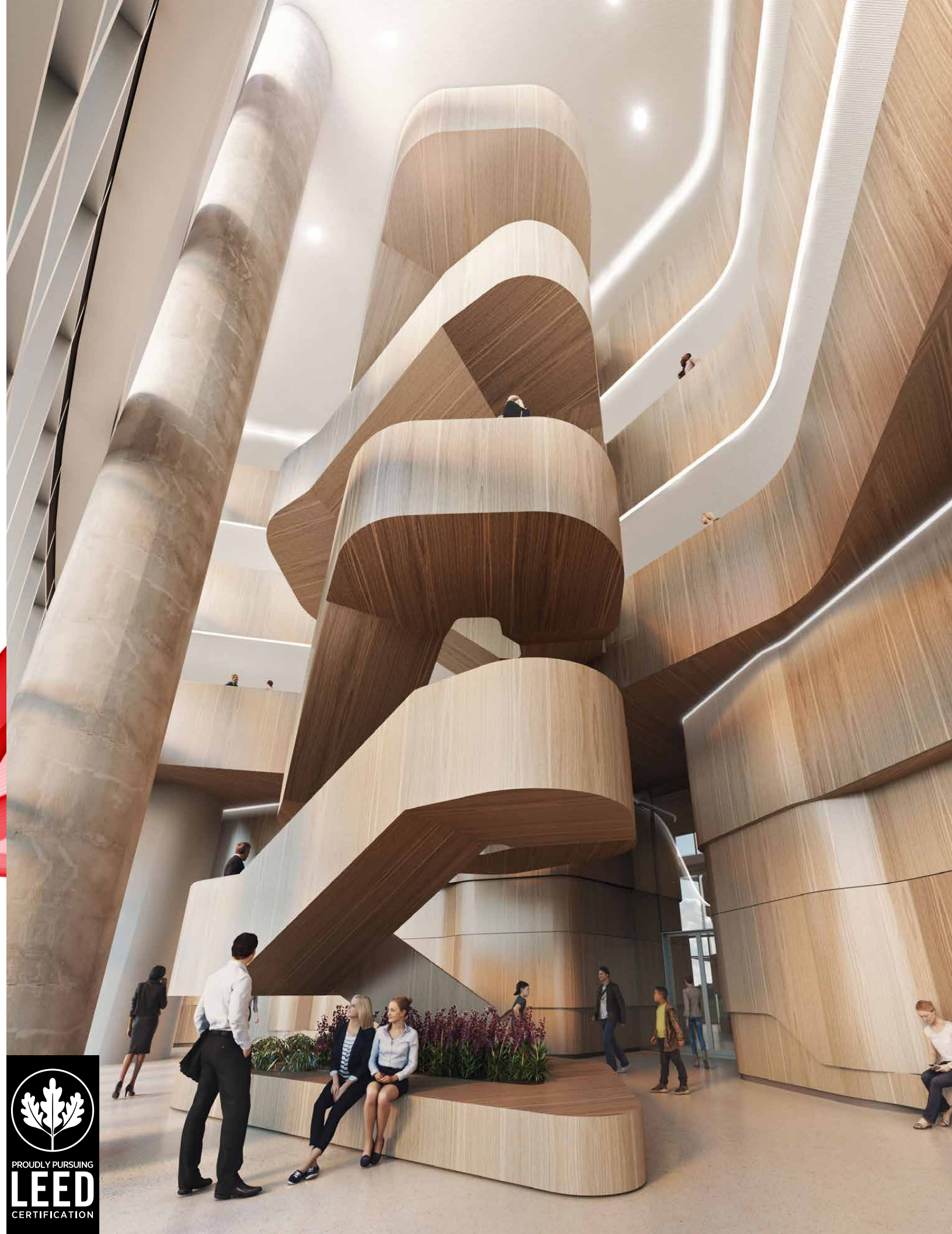
AUSTRALIAN BRAGG CENTRE
North Terrace, Adelaide
South Australia

australianbraggcentre.com

DUE FOR COMPLETION Q3 2023

Designed for discovery.

Join the best and brightest of biomedicine in a world-class purpose built development in the heart of the Adelaide BioMed City.

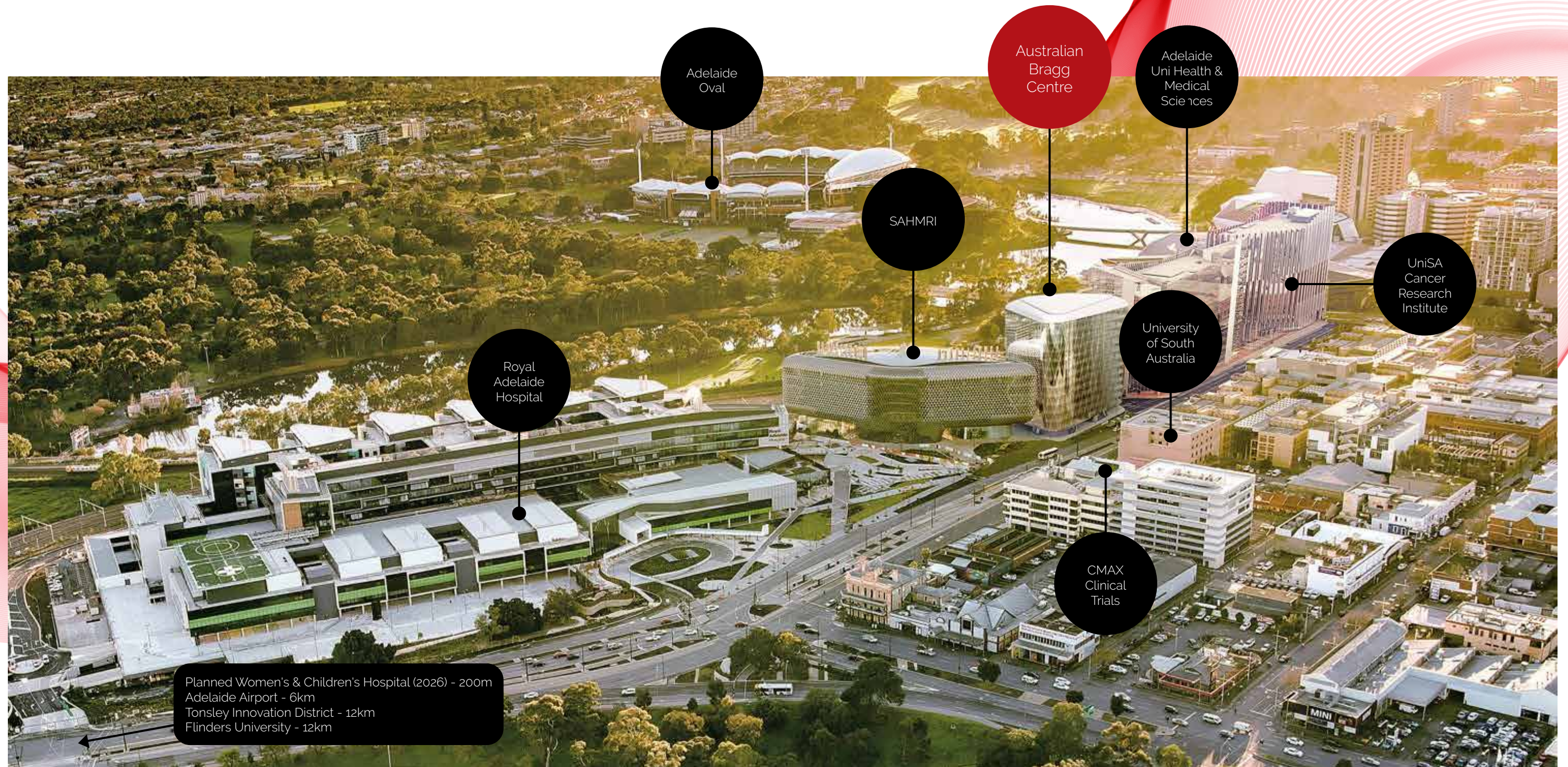


The Australian Bragg Centre is a purpose built biomedical development set to be home to leading cancer research institutes as well as the first clinically dedicated proton beam precision therapy centre in the Southern Hemisphere.

Located in the heart of Adelaide, the Australian Bragg Centre provides unmatched accessibility to a world-class, highly connected health and life sciences precinct that links with the most complete clinical trial ecosystem in Australia, world-leading AI and data analytics capabilities and a thriving cluster of medtech companies.

With limited floors remaining, a rare opportunity exists to secure the last remaining commercial space in Adelaide BioMed City | Health Innovation and Translation District until 2028.

Adelaide BioMed City



Collaborate, innovate and inspire.

The \$3.8B Adelaide BioMed City Health Innovation and Translation District is a collective initiative to bring together leading researchers, medical professionals, and industry leaders to collaborate on cutting-edge projects in areas such as genomics, precision medicine, and digital health.

The district features state-of-the-art facilities for research and development, as well as opportunities for start-ups and established companies to commercialise their innovations.

With a mission to deliver health and economic impact, locally and globally the district acts as a gateway for industry research collaboration, and a catalyst for commercialisation and improved patient outcomes.

The Australian Bragg Centre, situated between the South Australian Medical Research Institute and a stones throw from the Royal Adelaide Hospital, will play a pivotal role in the future growth and capabilities of the district.



Why Adelaide? You're in good company.

Situated Adelaide's physical and intellectual 'innovation belt', the Australian Bragg Centre offers lifestyle, amenities and flexible transit options.

Education & innovation

- 01 UniSA City West Campus
- 02 ICC Innovation & Collaboration Centre
- 03 The University of Adelaide
- 04 Lot Fourteen

Medical & research

- 05 Australian Bragg Centre
- 06 SAHMRI
- 07 Royal Adelaide Hospital
- 08 The University of Adelaide Health & Medical Sciences Building
- 09 South Australian immunoGENomics Cancer Institute (SAiGENCI)
- 10 UniSA - Bradley Building (home to UniSA Cancer Research Institute)
- 11 CMAX Clinical Research

Shopping & entertainment

- 12 Adelaide Oval
- 13 Festival Theatre
- 14 Adelaide Railway Station
- 15 Rundle Mall
- 16 River Torrens Footbridge
- 17 SKYCity Adelaide
- 18 Adelaide Convention Centre



5 minute walk to Riverbank lifestyle precinct



13 minute walk to Rundle Mall



14 minute drive to Adelaide Int. Airport



3 major Universities



Neighbourhood by Royal Adelaide Hospital







Space that inspires.

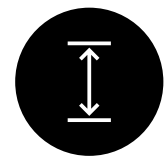
The cutting edge design of the Australian Bragg Centre offers an energising environment designed and created by Australia's leading development team. Going above 'fit for purpose' the spaces are created with end-user in mind, allowing flexibility for growth, adaptive use and enabled for research and development.

Share artfully designed spaces, tools and technology with some of Australia's greatest minds in cancer research. Access talent, resources, investment, and innovation practices all underpinned by community and amenities.

Sustainability infused design and amenities work to support a healthy and productive workplace environment that is anticipated to achieve LEED Gold standard upon completion.



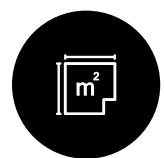
5,325m² (NLA) available for
R&D – across 3 floors



2.7m floor to ceiling
height with ~9.6m typical
column spacing



Co-located with Southern
Hemisphere's first Proton
Therapy Centre



Open flexible floorplates,
1775m² on average (NLA)



3.0 kPa floor load
capacity (live load)



Dry lab accommodation
(Grade A)
Wet lab accommodation
(subject to negotiation)

Availability.

Join leaders in health and innovation already committed to the Australian Bragg Centre.



Level	NLA (m²)	
15	1775	Plant & Services
14	1775	Research & Development - Available for lease
13	1775	Research & Development - Available for lease
12	1775	Research & Development - Available for lease
11	1775	Department of Health & Wellbeing (SA Government)
10	1775	Department of Health & Wellbeing (SA Government)
09	1775	Department of Health & Wellbeing (SA Government)
08	1775	Department of Health & Wellbeing (SA Government)
07	1775	Department of Health & Wellbeing (SA Government)
06	1775	SAHMRI
05	1775	SAHMRI
04	1753	SAHMRI
03 (Mezzanine)	499	Proton Therapy Unit
03 (Lobby)	1151	Proton Therapy Unit office / lounge
03 (Lobby)	394	Food & Beverage Retail - Available for lease
02	0	Services
B1	508	PTU bunker pit
L2	0	End of trip facilities
L0 - L2	0	Proton Therapy Services



Test fit.

Levels 12, 13 & 14

■	Lab Zone	
	Open Bench Workstations	64
	Enclosed Workstations	18
*Wet lab provisions subject to review of requirements.		
■	Collaboration Spaces	
	Small (enclosed)	2
	Medium (enclosed)	4
	Large (enclosed)	2
	Medium (open)	4
	Small (open)	8
	Casual	2+
■	Open Office	
	Workstations	72
	Copy + Print	1
	Utility Room	1
■	Amenity	
	Kitchen Area	1
	Break Room with Seating	1
	Casual Seating	2+
	Pods / Phone Booths	4
■	Reception / Visitor Lounge	
□	Core	

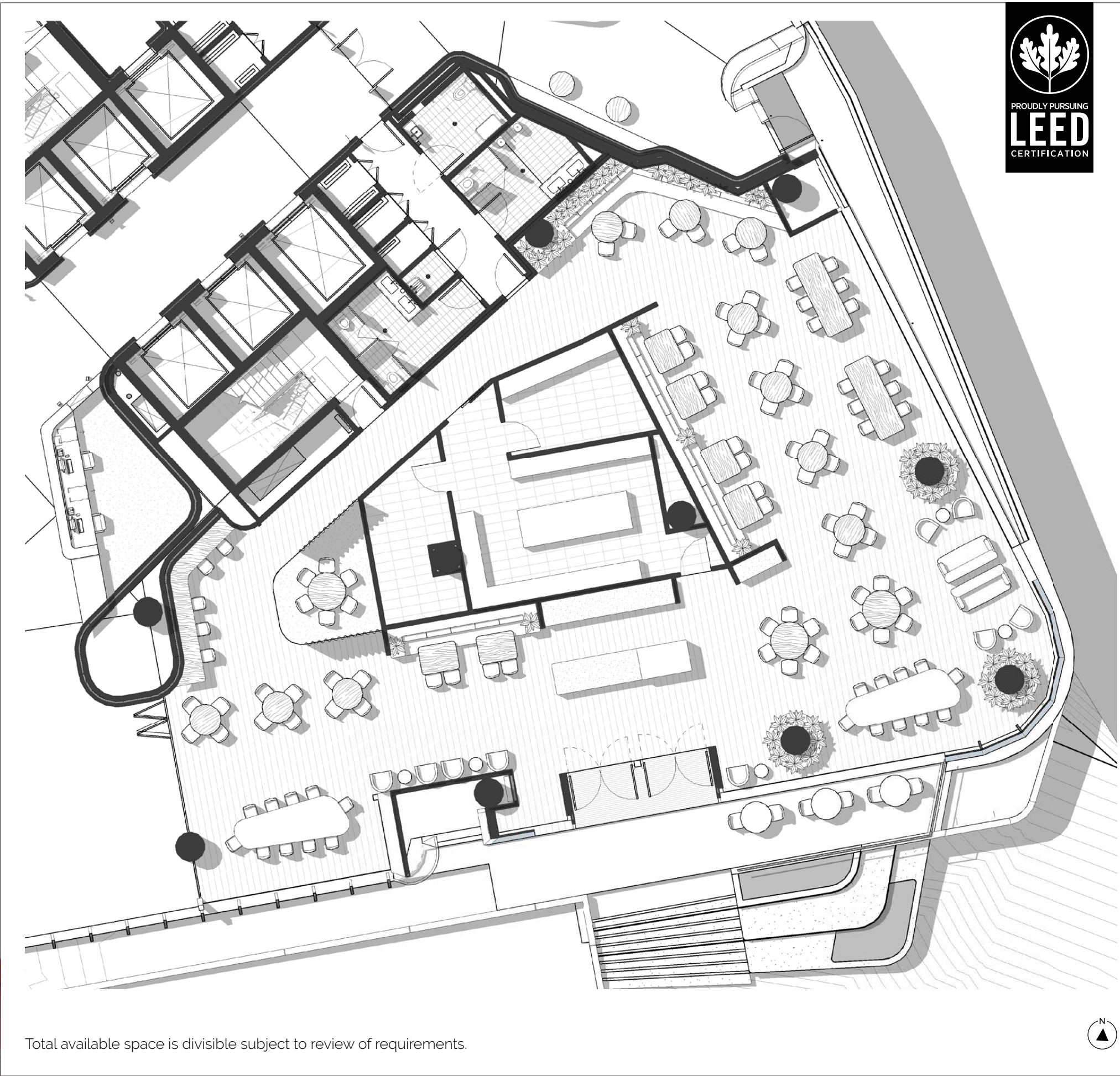
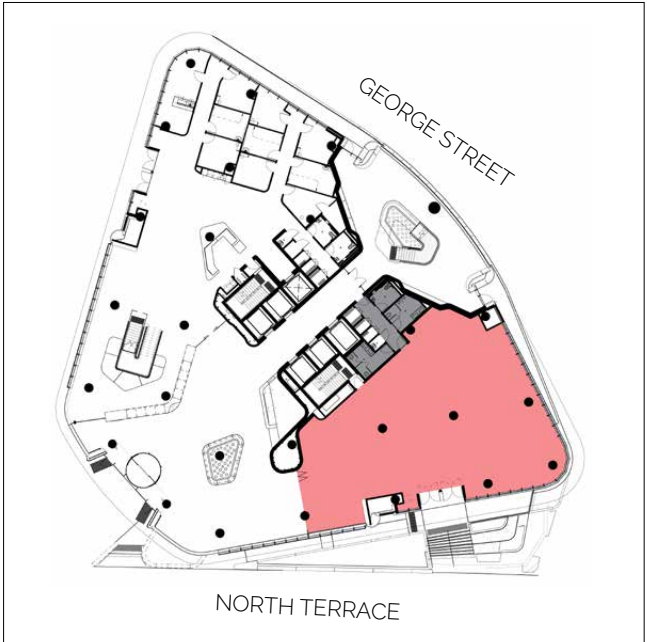


Test fit.

Lobby Food & Beverage Retail
(Dual tenancy feasible)

■	Restaurant	
	Dining Area	327m ²
	Back of House Area	67m ²
	Total Area	394m ²
	Total Seats	138

■	Amenities	
	Bathrooms / Shared Amenities	



Total available space is divisible subject to review of requirements.



Cutting edge project team.

Brought to you by an award-winning team committed to exceeding expectations.

Commercial & General

Established in 1997, Commercial and General (C&G) is South Australia's most prominent developer with \$2.2 billion in projects delivered or under development. With a dedicated healthcare practice group, C&G have specialised expertise and an unmatched ability to deliver life science developments of scale. The C&G project portfolio includes the successful delivery of the \$345 million Calvary Adelaide Hospital, the award-winning \$1b WEST redevelopment of Football Park, and the \$250m Eighty Eight O'Connell mixed-use development being built in North Adelaide.



Leasing enquiries

James Young
Colliers
+61 411 130 775
james.young@colliers.com



Project enquiries

Alexia Watts
Commercial & General
+61 8 8112 6444
alexia.watts@c-g.com.au

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