



**RICHARDSON  
CENTRE**



# The new centre of *South Perth*

*Richardson Centre is to be the newest of only two A-grade office complexes in South Perth. Boasting nine storeys of premium office space, all with uninterrupted river views and finishings by an award-winning design firm, Richardson Centre is set to redefine the standard for commercial tenancies.*

*Richardson Centre's highly unique styling will create an iconic local landmark, while the prime South Perth location offers safety, security and a fantastic work lifestyle. Overlooking Richardson Park with city, river and Kings Park views, Richardson Centre offers a strategic, high exposure foothold in Perth for any business.*

*Three levels of car parking, ultra modern 'end of journey' facilities and a ground floor café will make working here even more pleasurable.*

*This is an opportunity to establish your company in what is set to become an exclusive and highly sought after commercial precinct.*





« Richardson Centre front with ground floor Richardson Café

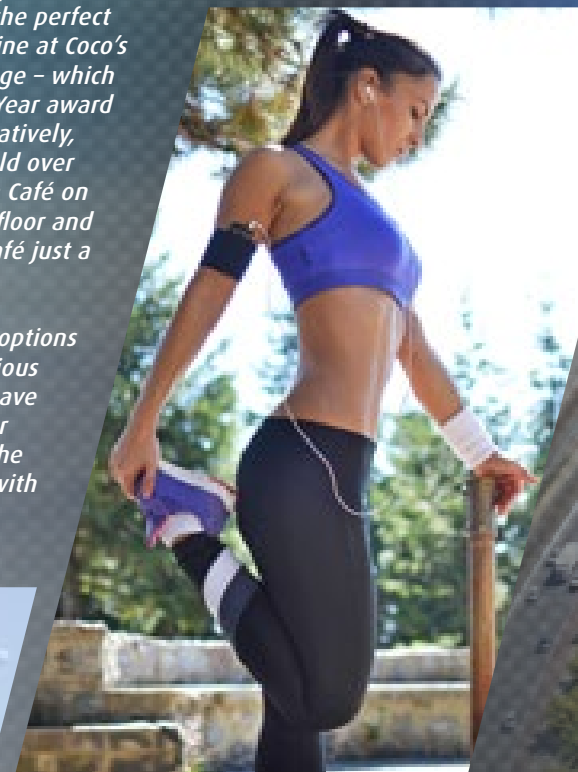
# *in an enviable location*



*South Perth is one of Perth's most fashionable suburbs, with locally renowned cafés, bars, restaurants - all within walking distance of Richardson Centre - perfect for hosting clients, colleagues and employees in style.*

*Whether it's authentic Italian cuisine at Ciao Italia or the classic pub experience at The Windsor, South Perth caters to every taste and every business. When you need to impress, you'll find the perfect locations to wine and dine at Coco's Restaurant or Red Cabbage - which has won the Chef of the Year award two years in a row. Alternatively, casual meetings can be held over coffee, with the Richardson Café on Richardson Centre's ground floor and the picturesque Bellhouse Café just a short walk away.*

*With dozens of entertainment options available, including the prestigious Royal Perth Golf Club, you will have every opportunity to shower your clients with hospitality or enjoy the luxuries of the area yourself and with your team.*





Lake Monger Reserve

Mount Hawthorn

Leederville

Subiaco

West Perth

Northbridge

Perth CBD

To University of Western Australia

Kings Park

Narrows Bridge

Future Elizabeth Quay

Swan River

Ferry Route to CBD

Sir James Mitchell Park

Mends St Jetty Ferry Terminal

To Burswood

Swan River

Freeway Access

Mends Street

Kwinana Freeway

Labouchere Road

Windsor Park

To Victoria Park

Overpass to Bike Path

Perth Zoo

Melville Parade

Richardson Street

Richardson Café

Richardson Park

Future Train Station



Royal Perth Golf Club



« Richardson Café, ground floor Richardson Centre



# keep good company

Aside from the fantastic attractions of the area, South Perth is known as one of Perth's most family friendly suburbs. Boasting the renowned Perth Zoo and a welcoming local community of business people and residents, the ambience of South Perth is relaxed and cheerful.

As dusk approaches many restaurants open their doors, bringing a classy and vibrant crowd of patrons. It's this vibrancy that will see your business culture growing into one your employees love, and their enthusiasm for their surroundings will spread quickly to their work.

Richardson Centre offers the discerning team an opportunity to join a community that is both vibrant and relaxed, with a bustling café strip and cooling river breezes.





9km

6km

3km

Bold Park

Daglish

Subiaco Oval

Perth Arena

Northbridge

Perth CBD

East Perth

Burswood

City Beach

Mount Claremont

Kings Park and Botanic Garden

Future Elizabeth Quay

Swanbourne

Karrakatta

Crawley

Swan River

South Perth

RICHARDSON CENTRE

Perth Zoo

Victoria Park

Kensington

Como

St James

Stirling St

Mill Point Rd

Fraser's Ln

Scott St

Stone St

Ferry Route Mends St Jetty

The Bellhouse Cafe  
Coco's Restaurant

Incontro  
Thai Orchid Restaurant

China Court Restaurant  
Pizza Express

Lemongrass Sushi

Judd St

Bowman St

Australia Post

The Windsor  
Windsor Hotel

Wine & Bottle Shop  
Soprano's Pizzeria Ristorante

Mends Street Cafe  
Old Mill Theatre

South Perth Bowling Club  
Windsor Park

Lyal St

Hardy St

Live Box Fit

Travel Success

South Perth

Bus stops

Perth Zoo

The Boatshed Restaurant

Sir James Mitchell Park

Swan River



RICHARDSON CENTRE

Richardson Park

Royal Perth Golf Club

Clarence St

York St

Angelo St

Riverview St

Hopetoun St

King Edward St

Alexandra St

Forrest St

St Columba's Primary School  
St Columba's School

Garden St

Rose Ave

Swan St

Victoria St

Albert St

Coode St

Secret Garden Cafe

Gusto Food  
Globe Coffee House  
Patisserie Restaurant

Coles South Perth



*positioned for*  
**unprecedented**  
**growth**





*As one of only two A-grade offices in South Perth, tenant businesses are guaranteed to enjoy some of the finest space in the market. Positioned in a highly strategic, high-exposure area, Richardson Centre is perfectly located to take advantage of all the opportunities that the nearby Perth CBD can offer, along with many more that will come out of the rapidly growing South Perth business community. Richardson Centre will be primed to take advantage of the proposed new South Perth Train Station, which will open less than 100 metres from your doorstep. Combined with easy city access via the ferry or freeway, these offices will offer incredible convenience and amazing accessibility.*

*With nine storeys available you will be joining an exclusive new business community, providing you with fantastic networking and cooperation opportunities. Meanwhile, your team will enjoy pristine views, generously sized spaces, meticulous finishings and an abundance of conveniences and amenities.*

*While Richardson Centre is adjacent to the prestigious One Richardson residential complex, tenants will enjoy a luxurious separate entrance, along with private lifts and an exclusive commercial car-park.*



*offering uninterrupted*  
***river views***





*From the higher floors of Richardson Centre the panoramic views are breathtaking. With a great vantage of the city skyline, and the river curling across the foreground you'll savour every moment. You may never want to go home again.*

*Even from the lower levels the view of the river is completely uninterrupted, and natural light fills the entire office space.*





# *purposefully* designed workspaces

*Purposefully designed to maximize workflow efficiency, Richardson Centre's workspaces offer an enviable solution to employees and executives alike.*

*Whole floor tenancies range in size from 433m<sup>2</sup> (with 7 car bays) to 681m<sup>2</sup> (with 11 car bays) plus there is the ground floor café of 138m<sup>2</sup> and an office of 57m<sup>2</sup> respectively.*

*The Centre's spacious office interiors are equipped with giant windows affording an abundance of natural light. Together with high quality finishings and breathtaking views, these advantages make Richardson Centre a fantastic workplace alternative, guaranteed to raise morale and productivity.*





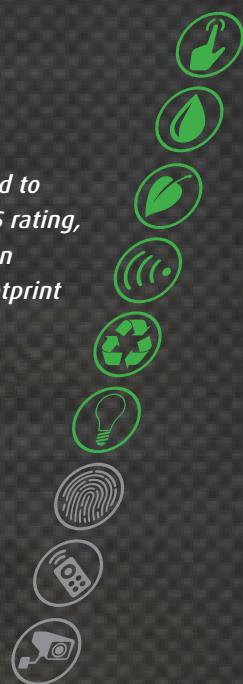


# with **sustainable** **technology**

*Devwest have committed to targeting a 4 star NABERS rating, by reducing the Richardson Centre's environmental footprint through the integration of intelligent and sustainable technologies.*

*Sustainability concepts incorporated at Richardson Centre will have positive and long lasting financial and social outcomes for occupants, as ongoing costs are lower and long-term impacts are reduced.*

*The list of environmental initiatives include - solar panels providing power to the common areas with energy efficient lighting and appliances, motion sensors, electrical hot water storage units with energy efficient thermostat, energy monitoring system, water efficient and waste reduction fixtures.*





Commercial | Residential | Mixed Use | Retail



*Devwest has been developing property in Western Australia for over 18 years. During this time the company has become recognised as one of the state's most reputable urban infill developers with a strong and proven track record of delivery and quality. The company has delivered a significant amount of office accommodation over the years for many purchasers and tenants. Devwest's current portfolio comprises numerous offices in the western suburbs and CBD fringe, including 30 Moore Street, East Perth, which was custom designed and delivered for the Western Australian Government.*

*developed by*  
**Devwest**

[www.devwest.com.au](http://www.devwest.com.au)





# Richardson Centre Specifications

EXTERNAL	Shopfronts & Doors	Powder coated aluminium
	Commercial Windows & Partitions	Powder coated aluminium
		Sun screens and decorative fins fixed to the external face
	Glass	As per the BCA requirements
INTERNAL	Commercial Space	No floor coverings
	Offices and Retail	Ceilings to be a 1200 x 600mm grid T-bar system throughout each tenancy
		Power terminated at the MDF board and a GPO point
		Lighting and emergency lighting to BCA requirements
		Phone, internet & NBN (depend on roll out schedule) cabling terminated at the MDF board of each tenancy
		Airconditioning supplied for open plan layout, condensers to be located on the roof with fan core unit inside the tenancy (No ductwork supplied)
	Passage	Quality carpet / skirting and / or tiles
ENTRY LOBBY	Lift Lobbies	Porcelain / granite / ceramic floor and wall tiles
	Lobby Ceilings	Suspended skim ceilings with high level of detail including recess and coffers
	Lift Door Frame	Feature surrounds to match specification
	Lift Interior	Stainless steel with mirrors, coloured panels and tiled floor
	Security	Keyless security to each floor and the lift
CAR PARKING	Parking on Grade	Located on level 1 and level 2
	Remote Driveway Gate	2 remote controls per tenancy
CAR STACKERS	Premium System	German car parking system - Wöhr Combilift 543, Premium, 2.6 ton capacity, remote control operated
	Comfort System	German car parking system - Wöhr Combilift 543, Comfort, 2.6 ton capacity, remote control operated
MALE & FEMALE TOILETS	Vanities & Basin	Reconstituted stone vanity tops and splashbacks with vitreous china basins
	W.C.	Vitreous china
	Basin, Bath & Shower Mixer	Chrome designer range
	Toilet Roll Holders	Chrome designer range
	Towel Rails	Chrome designer range
	Shower Screens	Semi frameless clear laminated glass pivot door
	Mirrors	Mirror to vanity's
	Floor Tiles	Stone floor tiles
	Wall Tiles	Ceramic wall tiles full height through the bathroom
DISABLED TOILET	Vanities , Basin & Shower	Fixtures and fittings as required by the BCA
	Floor Tiles	Stone floor tiles
	Wall Tiles	Ceramic wall tiles full height through the bathroom and ensuite

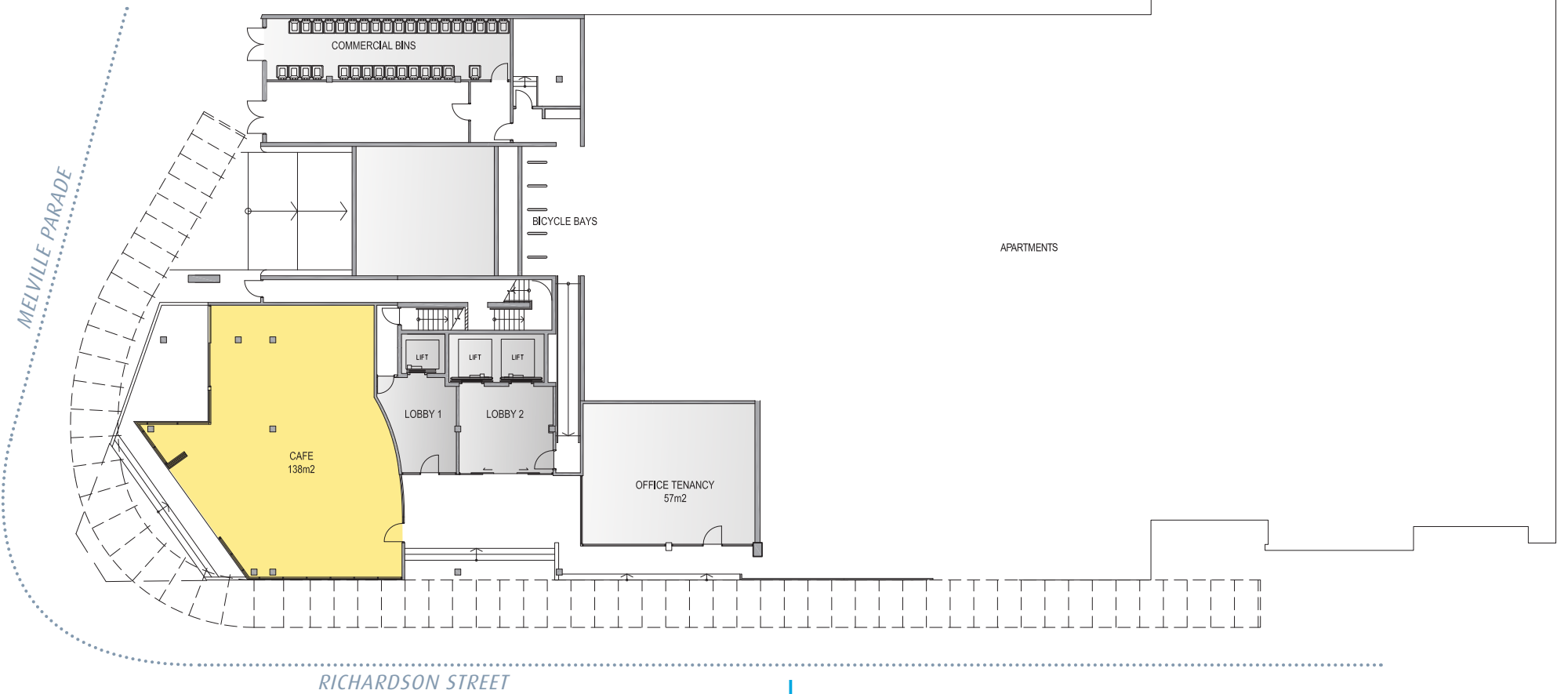


**Café**

.....  
**Area:** 138m<sup>2</sup>  
**Standard Bays:** 0  
**Stacker Bays:** 2  
**Total Bays:** 2

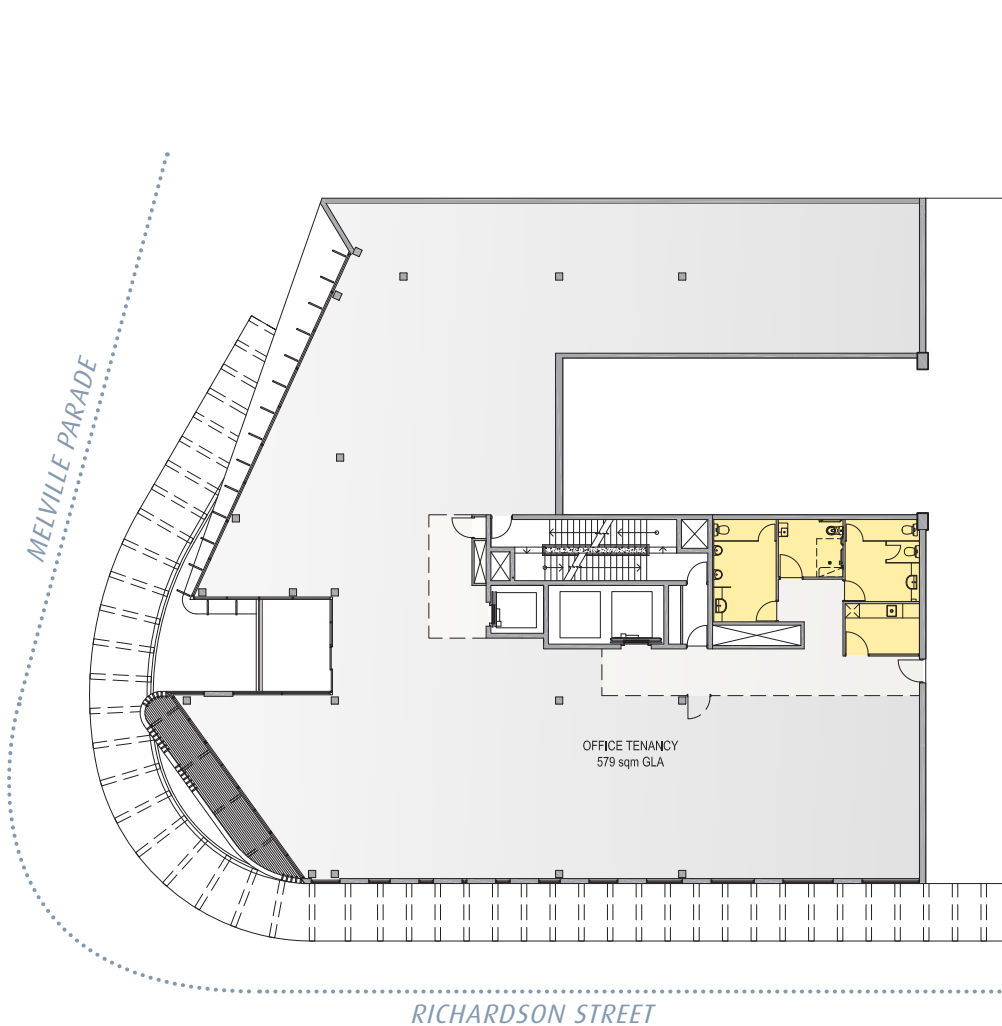
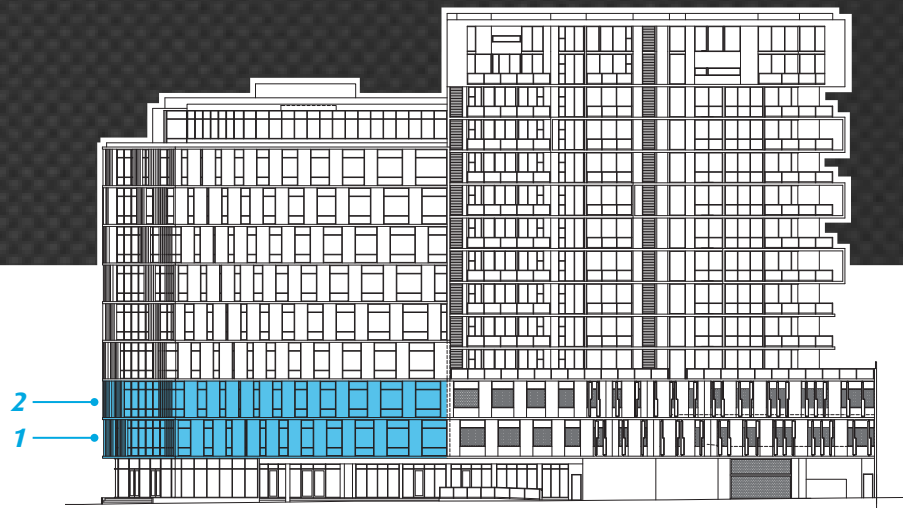
**Office**

.....  
**Area:** 57m<sup>2</sup>  
**Standard Bays:** 0  
**Stacker Bays:** 1  
**Total Bays:** 1



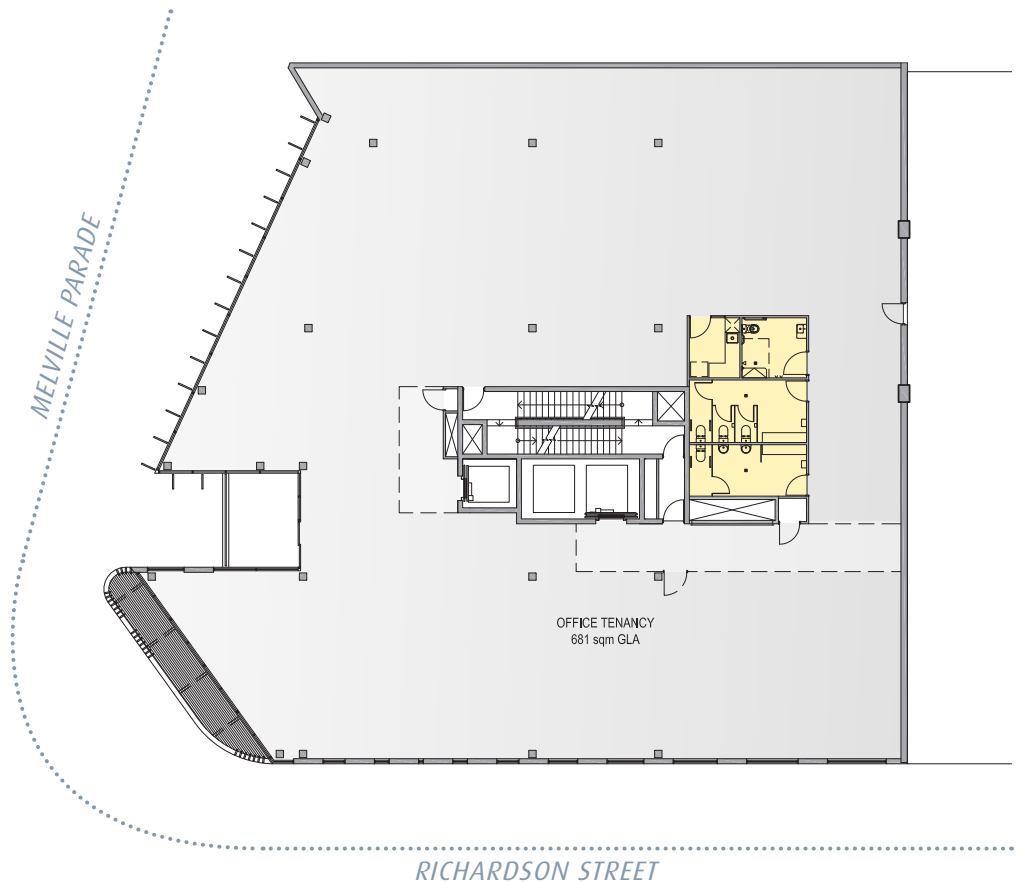
**Ground Floor**

# .. Floor plans



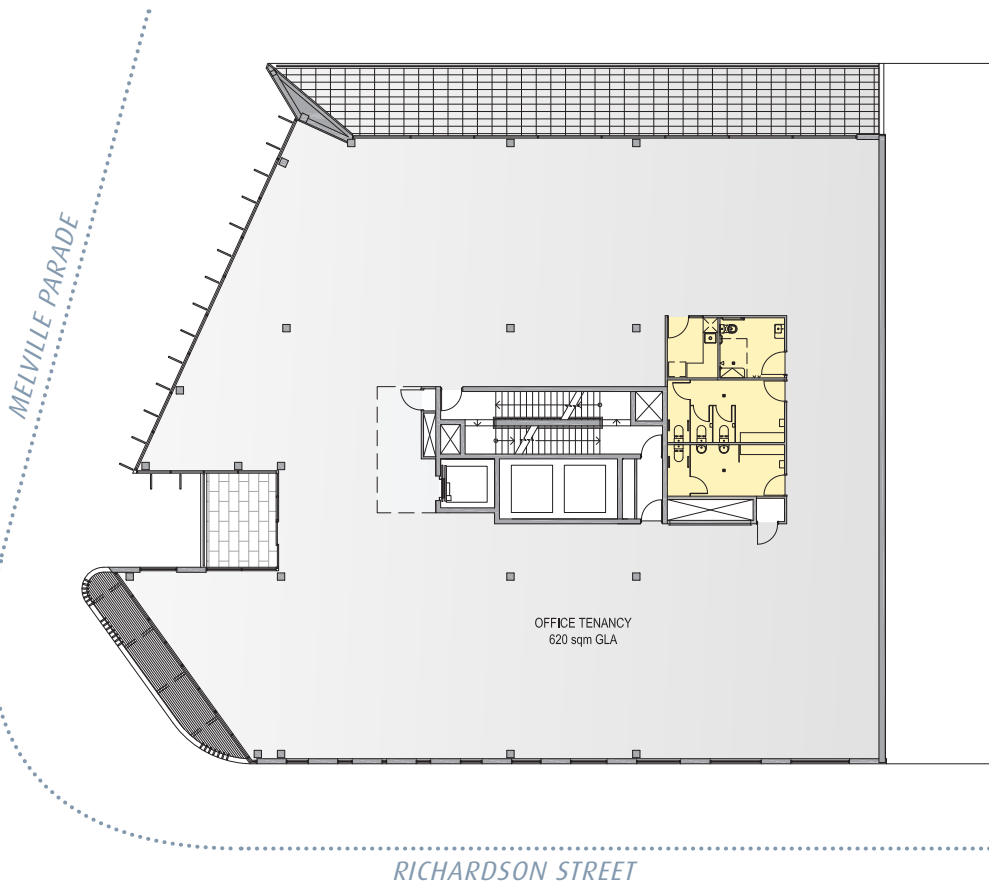
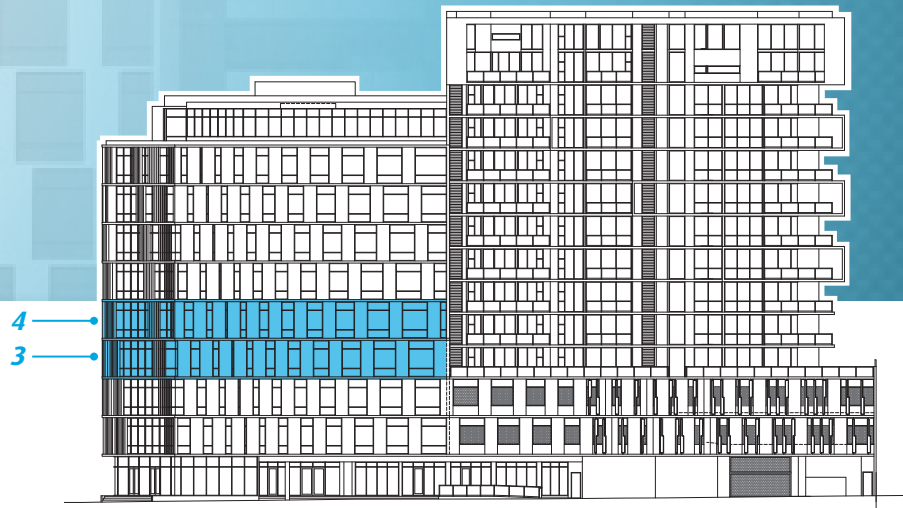
**Area:** 579m<sup>2</sup>  
**Standard Bays:** 6  
**Stacker Bays:** 3  
**Total Bays:** 9

**1st Floor**



**Area:** 681m<sup>2</sup>  
**Standard Bays:** 8  
**Stacker Bays:** 3  
**Total Bays:** 11

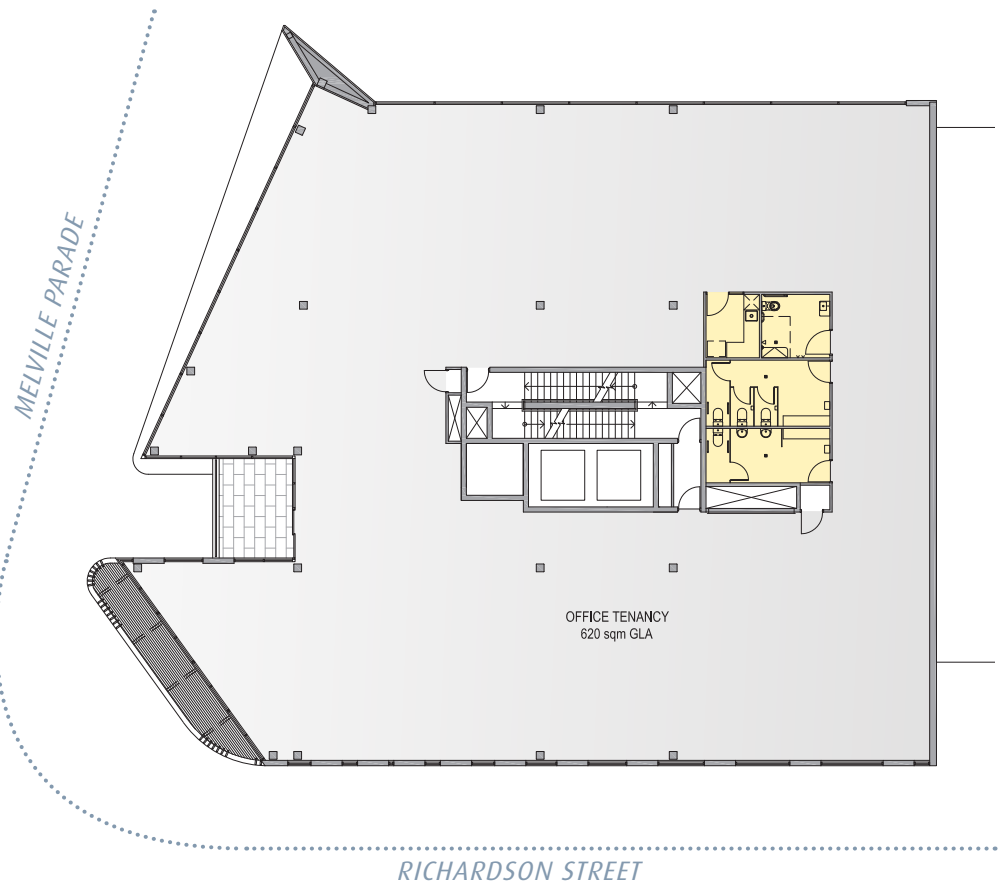
**2nd Floor**



OFFICE TENANCY  
620 sqm GLA

RICHARDSON STREET

**Area:** 620m<sup>2</sup>  
**Standard Bays:** 7  
**Stacker Bays:** 3  
**Total Bays:** 10

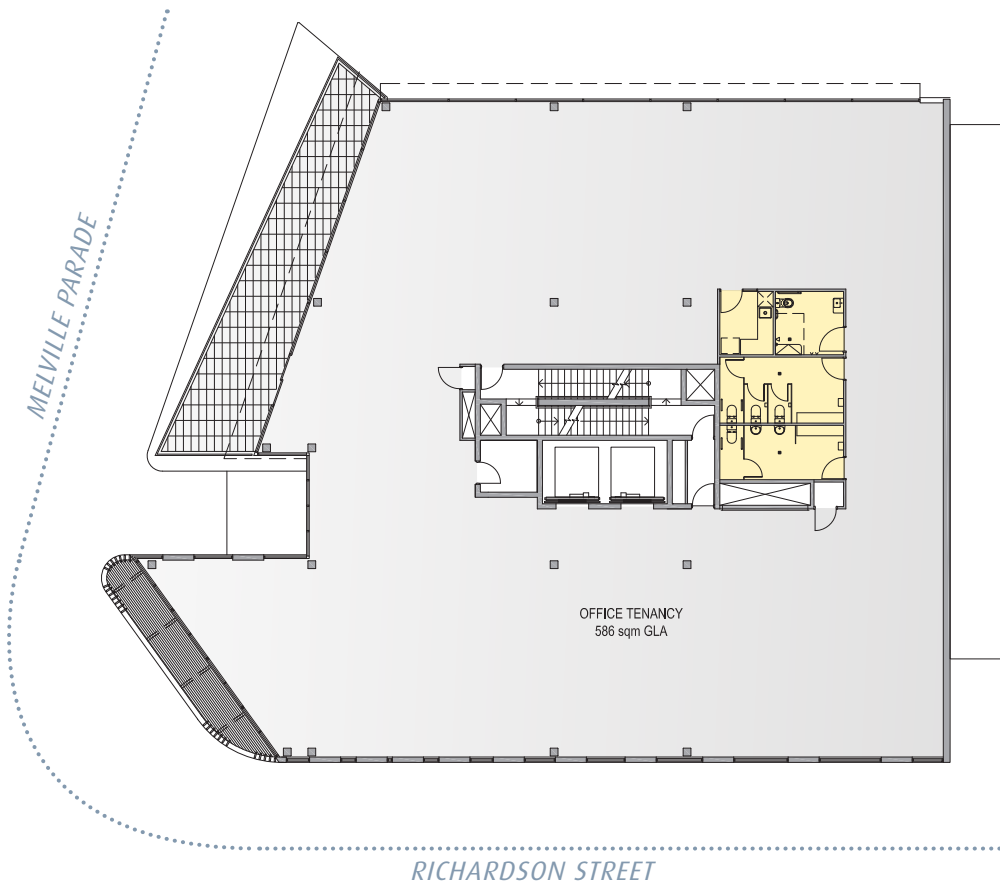
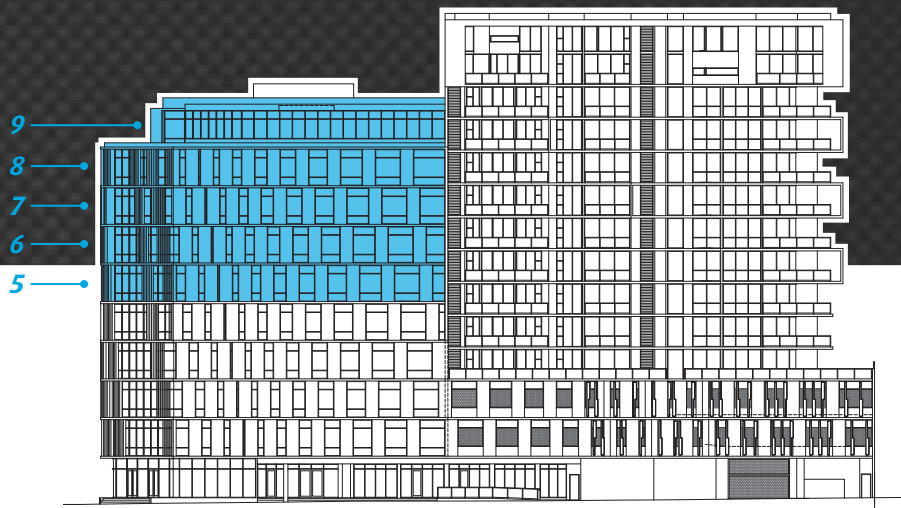


OFFICE TENANCY  
620 sqm GLA

RICHARDSON STREET

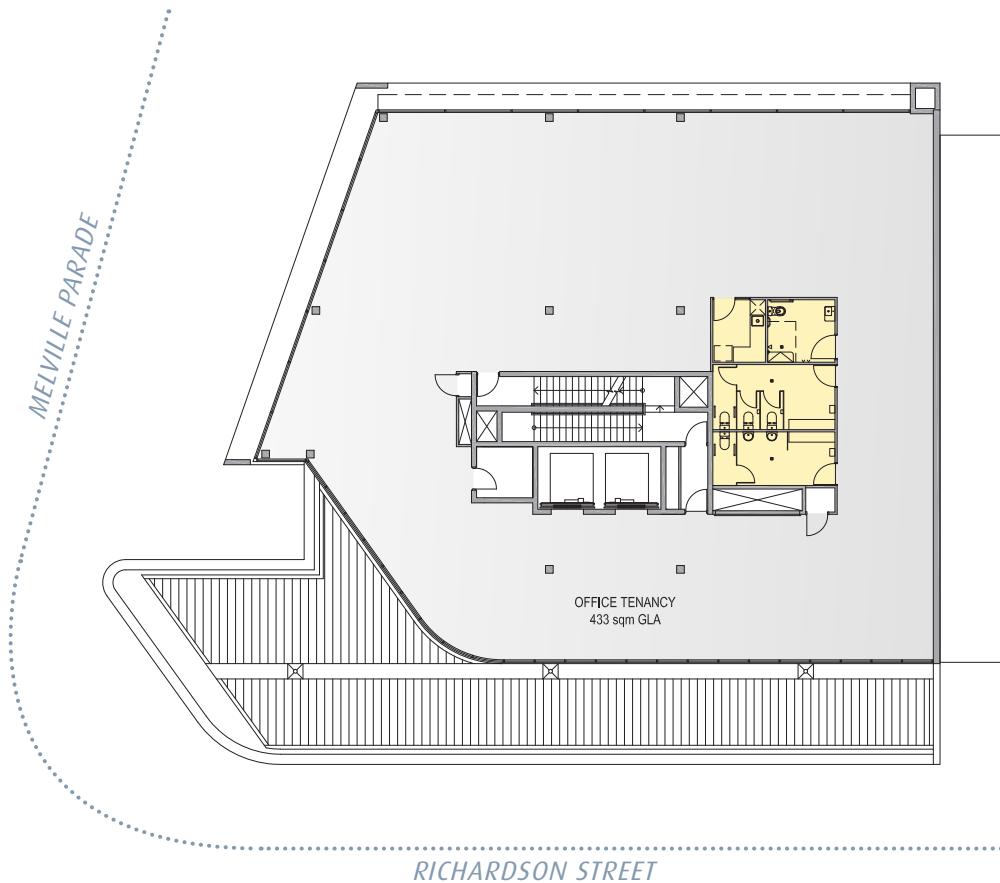
**Area:** 620m<sup>2</sup>  
**Standard Bays:** 7  
**Stacker Bays:** 3  
**Total Bays:** 10

# .. Floor plans



**5th - 7th Floors**  
 Area: 586m<sup>2</sup>  
 Standard Bays: 6  
 Stacker Bays: 3  
 Total Bays: 9

**8th Floor**  
 Area: 586m<sup>2</sup>  
 Standard Bays: 7  
 Stacker Bays: 2  
 Total Bays: 9



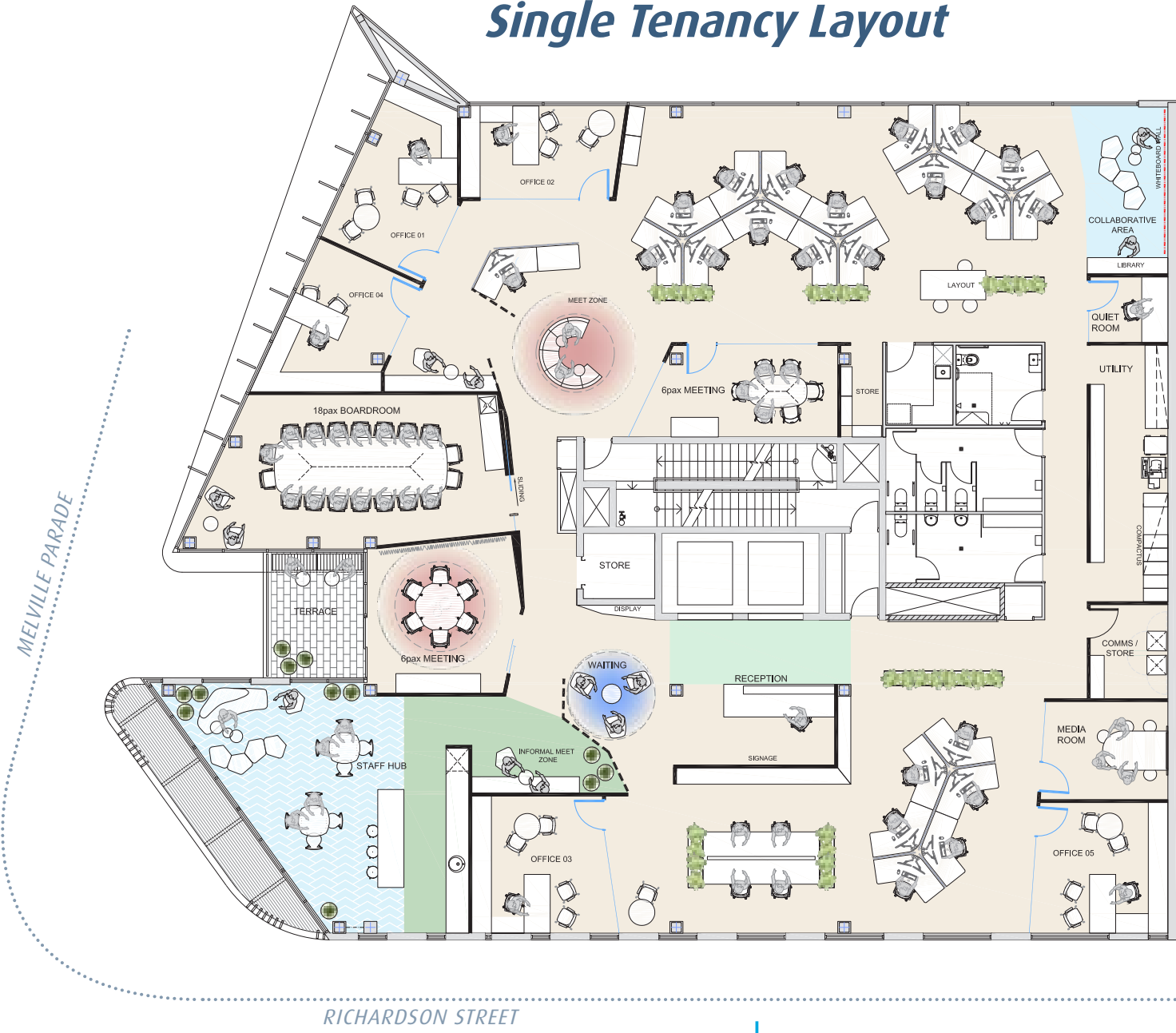
**Area: 433m<sup>2</sup>**  
**Standard Bays: 5**  
**Stacker Bays: 2**  
**Total Bays: 7**

**5th-8th Floor**

**9th Floor**



## Single Tenancy Layout

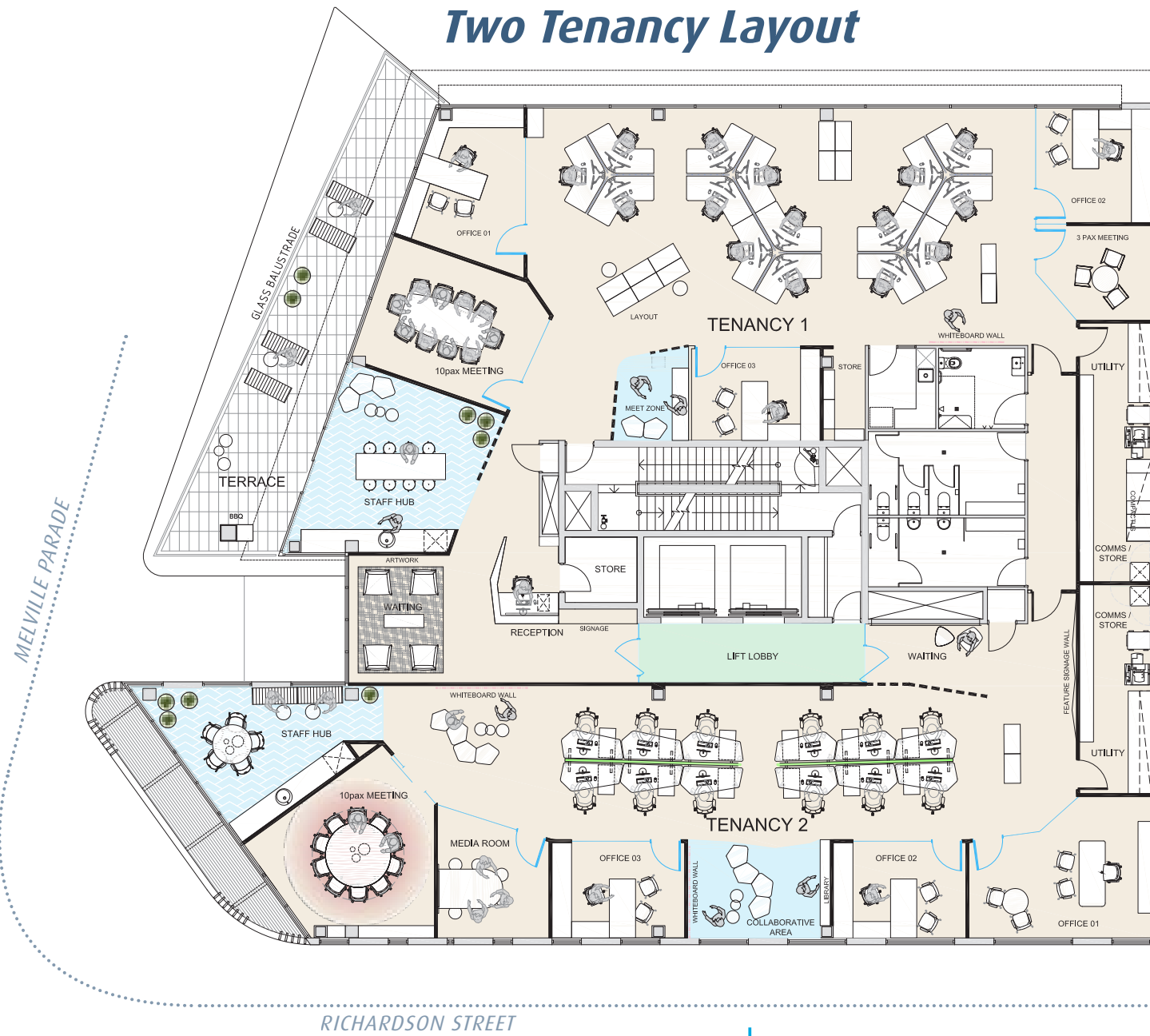


4th Floor

# ... Office layout examples



## Two Tenancy Layout



5th Floor

A project by  
 **dev**WEST  
[www.devwest.com.au](http://www.devwest.com.au)



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CENTRE**

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