



Aspley Hypermarket Serviced Office Tenancy, QLD



Project Deliverables:

✓ **Business Continuity**

✓ **On Budget**

✓ **Safety Focus**

✓ **Value Adding**

CLIENT

The First Group

ARCHITECT

PUSH Architects

OTHER

CONSULTANTS

Medland Engineering

PROJECT SIZE

1,500 m²

DELIVERY MODEL

Lump Sum

LOCATION

Brisbane, QLD

COMPLETED

September 2016

DURATION

21 weeks

OVERVIEW

Located in the Northside of Brisbane above the busy shopping hub of Aspley Hypermarket, The First Group (Offices First) identified the opportunity to redevelop and lease an underutilised space to prospective tenants.

Offering a flexible arrangement, the Aspley Serviced Office provides tenants with the ability to pay only for the space and services that they require, with the possibility to lease an office for one hour or up to a year.

To offer a great first impression, SHAPE completed a façade refurbishment and demolished a ground floor retail tenancy which made space for the installation of a new lift and stairs to access the above floor tenancy.

A FUNCTIONAL DESIGN

Office First required a striking yet functional design to suit the needs of a wide range of tenants.

Construction work on Level 2 included the creation of a new reception and waiting area to welcome guests, visitor and tenant amenities, contemporary kitchen and dining area, a kitchenette with tea and coffee facilities, offices, and activity based breakout areas including casual meeting booths and collaboration zones.

Drawing on national resources early on in the programme was key to the safe and successful delivery of high risk work. With SHAPE's extensive expertise and robust safety policies and procedures, the risks associated with the façade refurbishment and lift installation was effectively managed.

CLIENT FOCUS

To generate interest, Office First marketed the new flexible multi-tenant space early to prospective clients and the public.

To deliver construction work to a predetermined completion date, SHAPE carefully scheduled trades and collaborated with building management, monitoring deliverables and highlighting potential delays.

Through careful planning, our extensive knowledge of the building materials, and help from our subcontractor partners, SHAPE contributed to turning this contemporary design concept into a functional office space.