



Australian Government
Department of Agriculture,
Fisheries and Forestry



Tenant Signed for Canberra Office Development

Mon 23 Jan 2006: Leighton Properties and Mirvac Projects and the Commonwealth Department of Agriculture, Fisheries & Forestry today jointly announced that they had reached agreement on the long-term lease of a proposed new office building at 18 Marcus Clarke Street, City ACT.

The Department will occupy all of the commercial area of the 27100 m² building on completion in October 2007 under a 15 year lease, which contains provision for two further extensions, each of 5 years.

18 Marcus Clarke Street represents a major design departure for Canberra buildings in that it contains large floor plates (typically 2350 m²), the opportunity to create campus style environments via interconnecting floor stairs and a façade with high levels of visual permeability. The large floor plates will enable the Department to achieve much higher levels of space utilisation.

On completion, the building will have a market value of approximately \$140m. It will be constructed by Thiess Contractors Pty Limited and targets a 4.5 star ABGR rating.

18 Marcus Clarke Street will be developed by Universal Portfolio Services Pty Limited, a 50/50 joint venture between Leighton Properties Pty Limited (LPPL) and James Fielding Developments Pty Limited (JFD). LPPL is part of the Leighton Group and JFD is part of the Mirvac Group.

The Department will also lease up to 4250m² of space in an adjoining building on similar terms.

This second building is being developed by Leighton Properties, and is being anchored by National ICT Australia Limited, a national information and communications technology research laboratory funded by the Department of Communications, Information Technology and the Arts and the Australian Research Council.

Leasing agents were Canberra agents Jones Lang La Salle in association with Ray L Davis & Co.

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