



ENTREPRENEUR  
& INNOVATION  
CENTRE

# LOT\_ FOUR TEEN





**THE EIC WILL BE WHERE  
CREATIVE MINDS CHALLENGE  
THE STATUS QUO.**

SHANE QUINN  
QUINTESSENTIAL EQUITY EXECUTIVE CHAIRMAN



EIC - NORTH/EAST ELEVATION FROM THE BOTANIC GARDENS






# LOT\_ FOURTEEN

An Integral part of South Australia's innovation ecosystem, the Lot Fourteen district has been backed by the Australian and State Governments, with \$743 million invested to date in the pursuit of bringing this globally significant district to life.

**Lot Fourteen is enviably located on prestigious North Terrace in Adelaide's central business and entertainment district,**

neighbouring the University of Adelaide, Uni SA and interfacing with the Adelaide Botanic Gardens. Lot Fourteen also links and leverages connections with the Tonsley Innovation District, Adelaide BioMed City, Osborne Naval Shipyard, Edinburgh Defence District, Technology Park and Waite Research Institute to provide a wealth of choice for various industries and enterprises to establish and grow in South Australia.

Already home to Global businesses, government, entrepreneurs and accomplished research institutions, when completed, this seven hectare site will be a true mixed-use neighbourhood, it will be the workplace to 6,000

-  **\$757 million State and Australian Government investment\***  
**\$1.2 billion private sector and non-government investment**
-  **+100,000m<sup>2</sup> workspace**  
**20,000m<sup>2</sup> cultural space**  
**35,000m<sup>2</sup> open space**
-  **6,000 researchers, innovators, and students**
-  **700,000 visitors per year**
-  **650 startup desks**

people and thousands of students and researchers – a platform for opportunity where future industries meet an innovation workforce in an ecosystem that supercharges collaboration and creativity. The district will also host hundreds of thousands of visitors a year, drawn by business, research and major attractions such as the Australian Space Discovery Centre, the Tarrkarri-Centre for First Nations Cultures and an ongoing program of cultural events.

The six State Heritage listed buildings at Lot Fourteen (depicted over) have been refurbished to a 6-Star Green Star environmental standard and are now occupied by industries in the field of defence, space, hi-tech, cyber and creative industries.

**At the centrepiece of Lot Fourteen is the flagship 16-storey Entrepreneur and Innovation Centre (EIC), where ideas and innovation will come to life, connecting research with industry to commercialise internationally significant technologies of the future.**

The opportunity for your business to be a part of this exciting new global district is detailed within.

ADELAIDE



EIC - NORTHERN ENTRANCE - INNOVATION HUB ATRIUM

# DISTRICT OVERVIEW

DIGITAL TECHNOLOGIES ACADEMY  
Opening 2025

FUTURE DEVELOPMENT

MULTI-DECK CAR PARKING  
Operated by Wilson Parking



FUTURE DEVELOPMENT

AUSTRALIAN CYBER COLLABORATION CENTRE  
Refurbished & Leased

TARRKARRI-CENTRE FOR FIRST NATIONS CULTURES  
Opening 2025

DEFENCE LANDING PAD  
Refurbished & Leased

BICE BUILDING  
Refurbished & Leased

AUSTRALIAN INSTITUTE FOR MACHINE LEARNING  
Refurbished & Leased

AUSTRALIAN SPACE AGENCY  
Refurbished & Leased

SHERIDAN KIOSK  
Refurbished & Leased

STONE AND CHALK STARTUP HUB  
Refurbished & Leased

# INDUSTRY SECTORS OF LOT FOURTEEN

“ Lot Fourteen is well established as a globally connected business district and already home to world-leading organisations from space, defence, hi-tech and creative industries.



AI



SPACE



GOVERNMENT



CYBER SECURITY



CREATIVE INDUSTRIES



DEFENCE

## STRATEGIC TENANTS IN LOT FOURTEEN



# ENTREPRENEUR & INNOVATION CENTRE



Quintessential Equity is proud to introduce its latest commercial office development to the transforming landscape of Adelaide, a highly liveable city with great education, research, innovation and defence sectors with an ever growing workforce and local population.

This is a unique opportunity to secure the highest standard of office accommodation in

a prime position, within the flagship EIC as part of a global commercial and cultural district.

The landmark \$400m Entrepreneur and Innovation Centre is an impressive 16 Level office tower surrounded by six newly refurbished Heritage buildings. The building interconnects with over 20,000 sqm of open space within the district and organically interfaces with the Adelaide Botanic Gardens,

abutting the CBD in the city's most vibrant and celebrated neighbourhood – the East End.

The EIC will become home to high growth industries of space; defence; hi tech; encompassing cyber security, artificial intelligence, machine learning, big data; and creative industries. Bringing business, research, government together to collaborate and accelerate the development of new technologies, products and services.



## SECURE YOUR BUSINESS:

Future office areas from 1000sqm

## KEY FEATURES AT A GLANCE



Approx. 41,000 sqm of PCA A-Grade office accommodation



Flexible floorplates with excellent natural light



Prime position with expansive 360 degree views



Terrace and Wintergarden Options



Opening onto 20,000 sqm of expansive public realm



Touchless features for a safe and healthy work environment



Immediate access to surrounding parklands and amenity



Targeting 6 Star Green Star rating and 5.5 star NABERS Energy rating



Secure basement car parking



Club style wellness and end of trip facilities



Conveniently connected to key transport links, premier eateries and nightlife



Targeting Platinum WELL Shell and Core Certification

“

WELCOME TO THE  
WORKPLACE OF THE FUTURE  
- A NEW BENCHMARK FOR  
DESIGN, TECHNOLOGY AND  
FLEXIBILITY.

| ACCESSIBLE

| ACTIVE

| VIBRANT

| DYNAMIC

| ENERGETIC

| OPEN

# LANDMARK LOCATIONS

## ARRIVE...



### By Car

If you're booking a ride share, simply ask your driver to enter Lot Fourteen into their GPS. Drop-off is via Frome Road.

If you're driving, secure parking can be found in the Lot Fourteen Wilson Car Park located at the northern side of the district. Access to the car park is off Frome Road. Our car park includes EV Charging as well as district multi-deck facilities.

Other public car parks nearby include Wilson East End Car Park on Frome Road and Wilson Car Park, 251 North Terrace.



### By Bicycle

Bike-friendly footpaths along Frome Road and bike lanes on North Terrace and the River Torrens Linear Park, make getting here easy. Parking for bikes can be found along Frome Road and North Terrace. Lot Fourteen recommends all users to supply their own bike locks.



### By Tram & Bus

The Botanic Garden North Terrace tram stop is located right on the doorstep to Lot Fourteen. If you prefer the bus, there are multiple bus stops nearby on North Terrace and Frome Road.

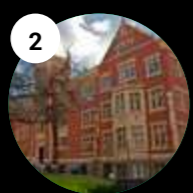


### Equitable Accessibility

On grade access from North Terrace through the district and into the EIC Building.



1 UNIVERSITY OF ADELAIDE (300M)



2 UNIVERSITY OF SOUTH AUSTRALIA (300M)



3 ART GALLERY OF SOUTH AUSTRALIA (600M)



4 SOUTH AUSTRALIAN MUSEUM (700M)



5 STATE LIBRARY OF SOUTH AUSTRALIA (650M)



6 GOVERNMENT HOUSE (950M)



7 PARLIAMENT HOUSE (1KM)



8 ADELAIDE CONVENTION CENTRE (1.7KM)



9 EBENEZER PLACE FOOD PRECINCT



10 ADELAIDE OVAL (1.4KM)



11 NATIONAL WINE CENTRE (600M)



12 RUNDLE MALL



13 ADELAIDE BOTANIC GARDENS



14 TONSLEY INNOVATION DISTRICT



15 OSBORNE NAVAL SHIPYARD



16 WAITE RESEARCH INSTITUTE, UNIVERSITY OF ADELAIDE



17 TECHNOLOGY PARK



18 ADELAIDE AIRPORT



19 EDINBURGH DEFENCE DISTRICT



20 ADELAIDE BIOMED CITY



# A HEALTHY CONNECTION BETWEEN WORK AND LIFE

## AM

Start your morning with a run in Adelaide Botanic Gardens. Smell the flowers and listen to the birds. Drop by one of the cafés for the finest blends and the friendliest baristas and enjoy a coffee on your way to the EIC.



## MIDDAY

Grab a tasty sandwich at one of the cafés or the Rundle Mall, pick up a book from the State Library, and enjoy your lunch break relaxing in the EIC's open spaces or a nearby park.



## PM

Head to Adelaide Oval for the cricket, football or a concert. For a quieter night out with friends you can walk to the National Wine Centre or visit the bustling East End precinct for a drink or a bite to eat.



# ENTREPRENEUR & INNOVATION CENTRE



A NEW OFFICE  
FOR A NEW WORLD

ETC - TYPICAL OFFICE - SOUTH-WEST ASPECT



# ABOUT THE DESIGN

Designed by leading firm Cox Architecture, the EIC will be a striking addition to the Adelaide landscape, incorporating contemporary building design with a twisted building form and an articulated facade at Ground connecting to the surrounding heritage buildings.

**The EIC delivers the next generation office building, a workplace that encompasses sustainable building design, health and wellness, equality, social connectivity and innovation.**

The EIC comprises approximately 41,000 sqm of PCA A-Grade contemporary commercial space over 16 levels, including an impressive 4 level atrium at ground and exclusive sky garden terraces on various floors throughout the tower.

The permeable ground floor complements the building with premium all day food and beverage offering overlooking the Botanic Gardens, adjoining the 4 Level atrium, an additional barista bar within the public realm forecourt has been incorporated for grab and go coffees on your way into work.

The technology enabled district and building ensure the experience for both tenants and clients is seamless from the point of arrival into the inviting lobby with touchless Bluetooth enabled access and smart technology incorporated.

With the health of Tenants at the forefront of design, the building is targeting 6-Star Green Star rating, 5.5 star NABERS energy rating and a Platinum WELL Shell and Core certification. Premium wellness facilities are embedded within the design including expansive club style end of trip facilities such as bike parking, lockers, grooming stations, shower facilities, drying facilities and a dedicated exclusive gym studio.

With a central core, the building has expansive floor to ceiling windows to all four sides, accentuating natural light that will spill into the floor plate and improve the occupiers experience.



EIC - TYPICAL OFFICE FLOOR VIEW - NORTH WEST

## HIGHLIGHTS / KEY FEATURES



Approx. 41,000 sqm of PCA A-Grade office accommodation



Secure multideck basement carparking



Flexible central core floorplates from 1000 sqm with excellent natural light



Prime position with expansive 360 degree views



Impressive 4 Level Atrium



Unique opportunity to be a part of the EICs dedicated Innovation Hub (2,500 sqm)



Quality ground floor food and beverage offerings



Prominent signage opportunities



Terrace and Wintergarden Options



Opening onto 20,000 sqm of expansive public realm



Immediate access to surrounding parklands and amenity









Botanical Gardens and integrated parklands of Lot Fourteen



Conveniently connected to key transport links, premier eateries and nightlife

# BUILDING FEATURES

## SUSTAINABILITY

-  Targeting 6 Star Green Star rating
-  Targeting 5.5 star NABERS Energy rating
-  Targeting Platinum WELL Shell and Core Certification
-  High outside air rates for improved air quality
-  Solar generation system to reduce Carbon footprint
-  Rainwater water re-use

“ BENEFIT FROM NEXT-GEN TECHNOLOGY AND TAILORED HIGH LEVEL SECURITY PROVISIONS TO MAKE YOUR DAY-TO-DAY MORE EFFECTIVE AND EFFICIENT. ”



## TOUCHLESS FEATURES

The open office layout is designed for businesses to thrive in a post pandemic landscape. Smart technology and touchless features will create a safe workplace for all.

A safe and healthy workplace has never been more important and high-touch areas will become a key focus in workplace design. EIC will utilise a range of touchless technology to ensure employees feel safe, comfortable and confident.

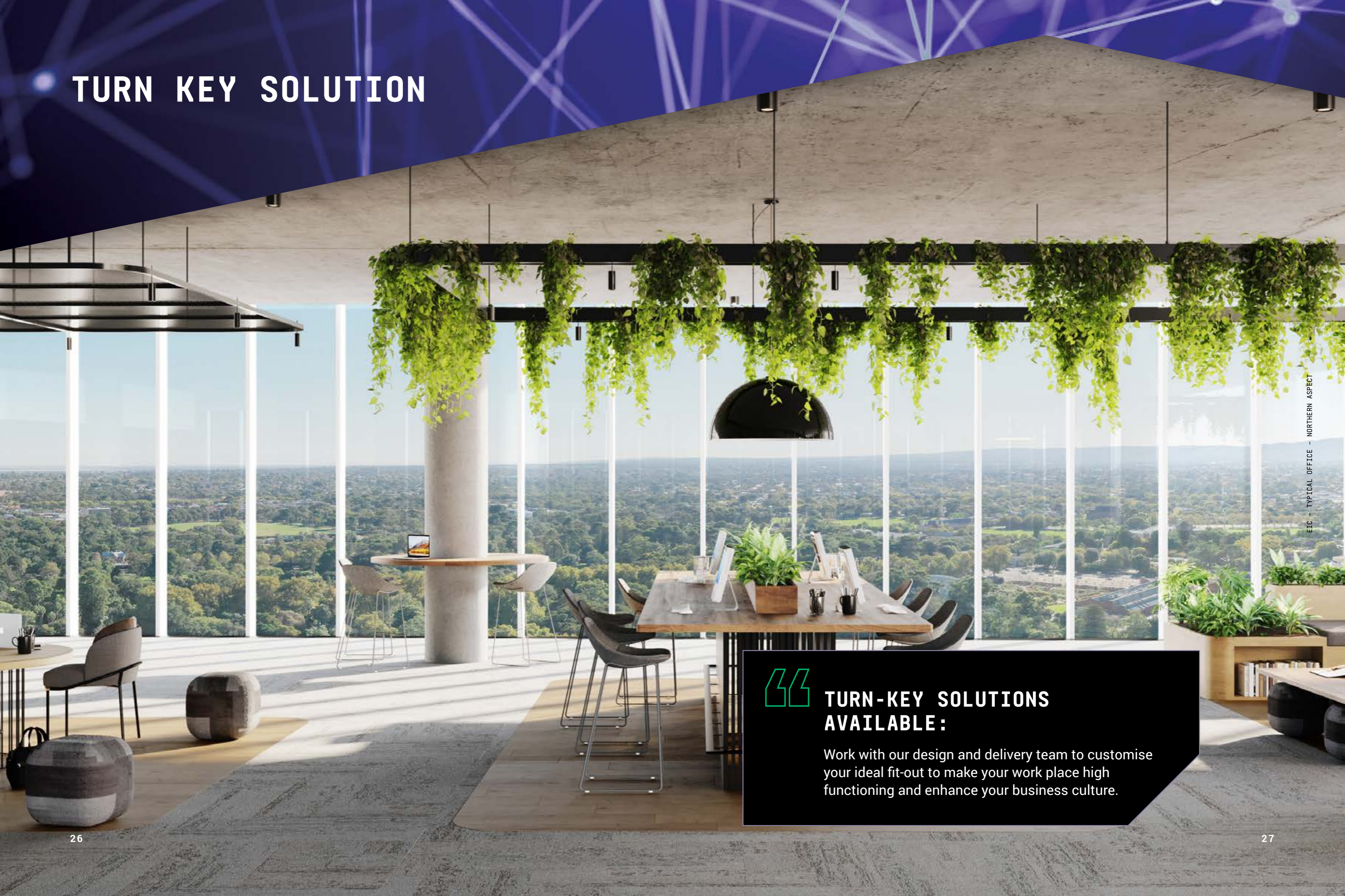
-  Contactless Doors in high traffic areas
-  Touchless fixtures within the End of Trip facilities and bathroom amenities
-  Hand free sanitisation stations



## BUILDING TECHNOLOGY & SECURITY

-  Electric car charging stations
-  Highly secure basement carpark
-  5G mobile service provision within the district
-  Bluetooth enabled access control systems
-  Intelligent lighting control systems
-  Closed Circuit Television (CCTV) camera monitoring
-  Automated building management and Energy Management System
-  Targeting WiredScore – global standard for technology in the built world
-  EIC specific occupier application platform to enhance tenant experience

# TURN KEY SOLUTION



EIC - TYPICAL OFFICE - NORTHERN ASPECT



## TURN-KEY SOLUTIONS AVAILABLE :

Work with our design and delivery team to customise your ideal fit-out to make your work place high functioning and enhance your business culture.

# THE INNOVATION HUB

**If you look at history, innovation doesn't come just from giving people incentives; it comes from creating environments where their ideas can connect.**

The beating heart of the EIC is the Innovation Hub – a purpose built campus style facility that the Australian Government has committed \$20 million in capital towards establishing.

The Innovation Hub provides a single, secure location for industries, entrepreneurs, researchers and universities to commercialise and launch ideas and innovations to the global market. This will be achieved via access to mentoring, business coaching, venture capital services and connecting research and industry with our best and brightest people.

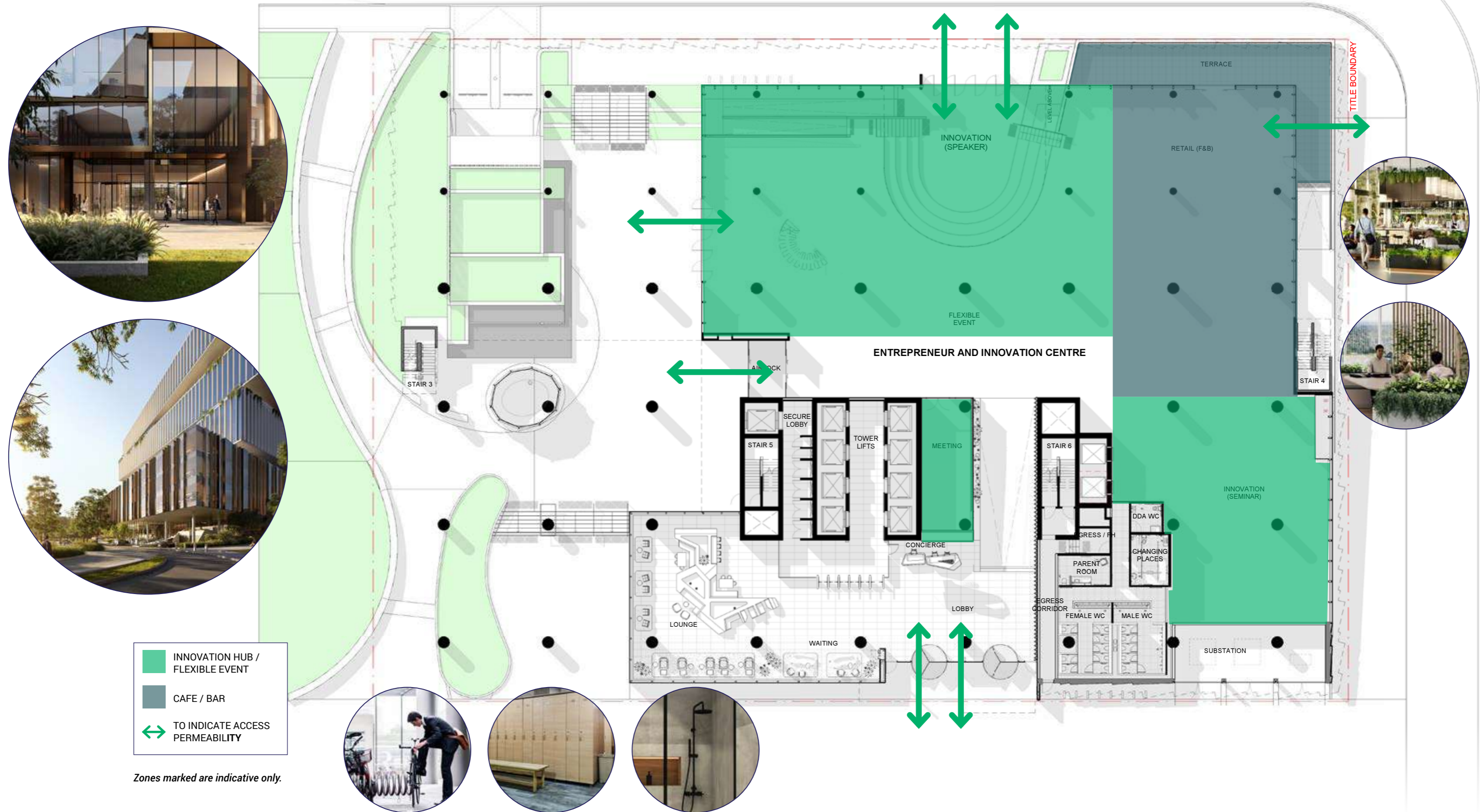
The hub comprises 2,500 sqm of unique campus style spaces over the ground and first floor of the EIC. Ground level areas include the impressive 4 Level Atrium event space and a separate seminar area and large client meeting room. The connected first floor will include a range of additional flexible and curated workable spaces.

With some of the world's leading hi-tech organisations already at Lot Fourteen, including MIT big data Living Lab, Amazon Web Services and Google Cloud, this collaboration epicenter will become the place where global hi-tech businesses will need to be.

The Innovation Hub experience and event spaces are available for all occupants of the EIC via priority access.



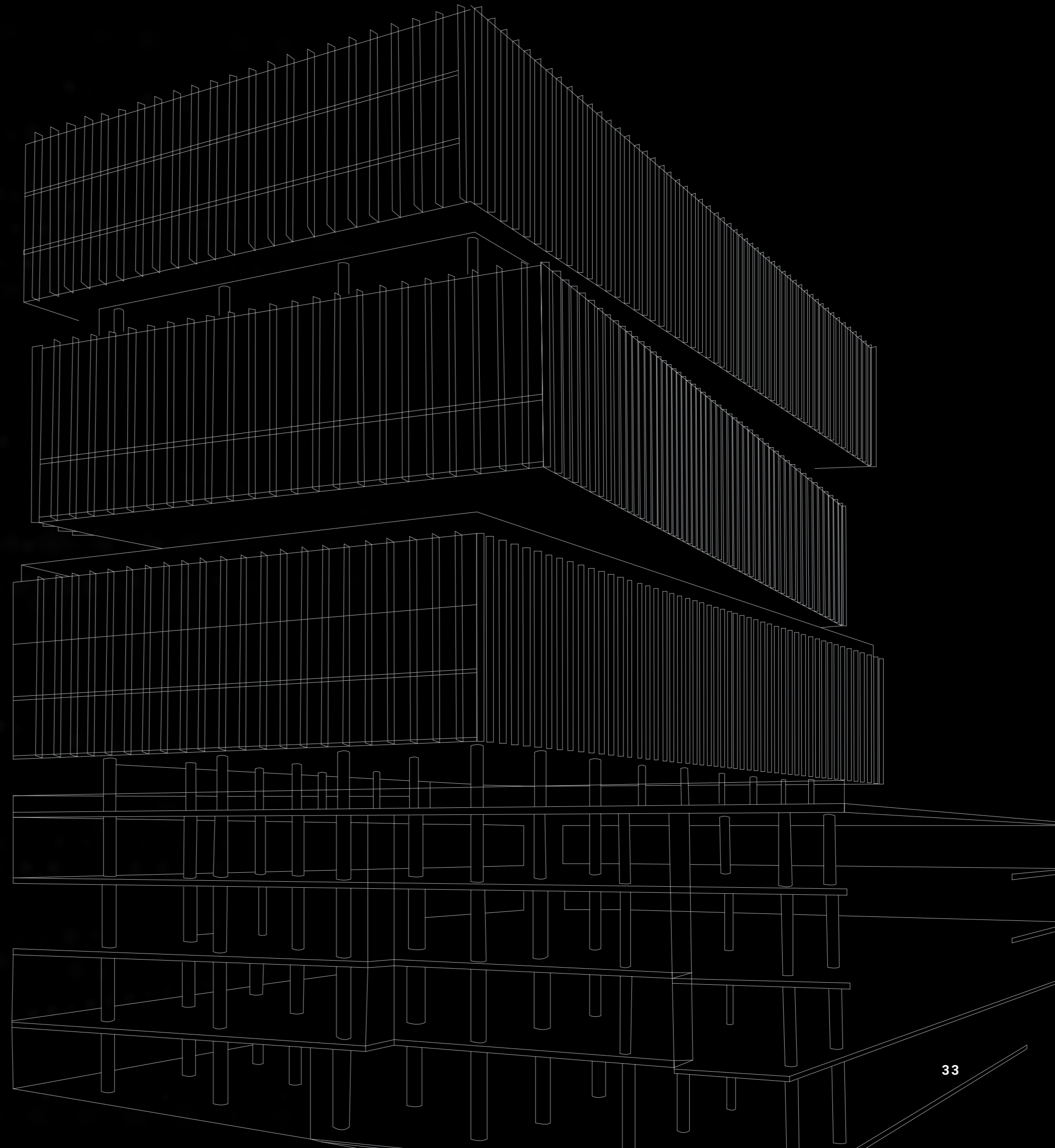
# GROUND FLOOR





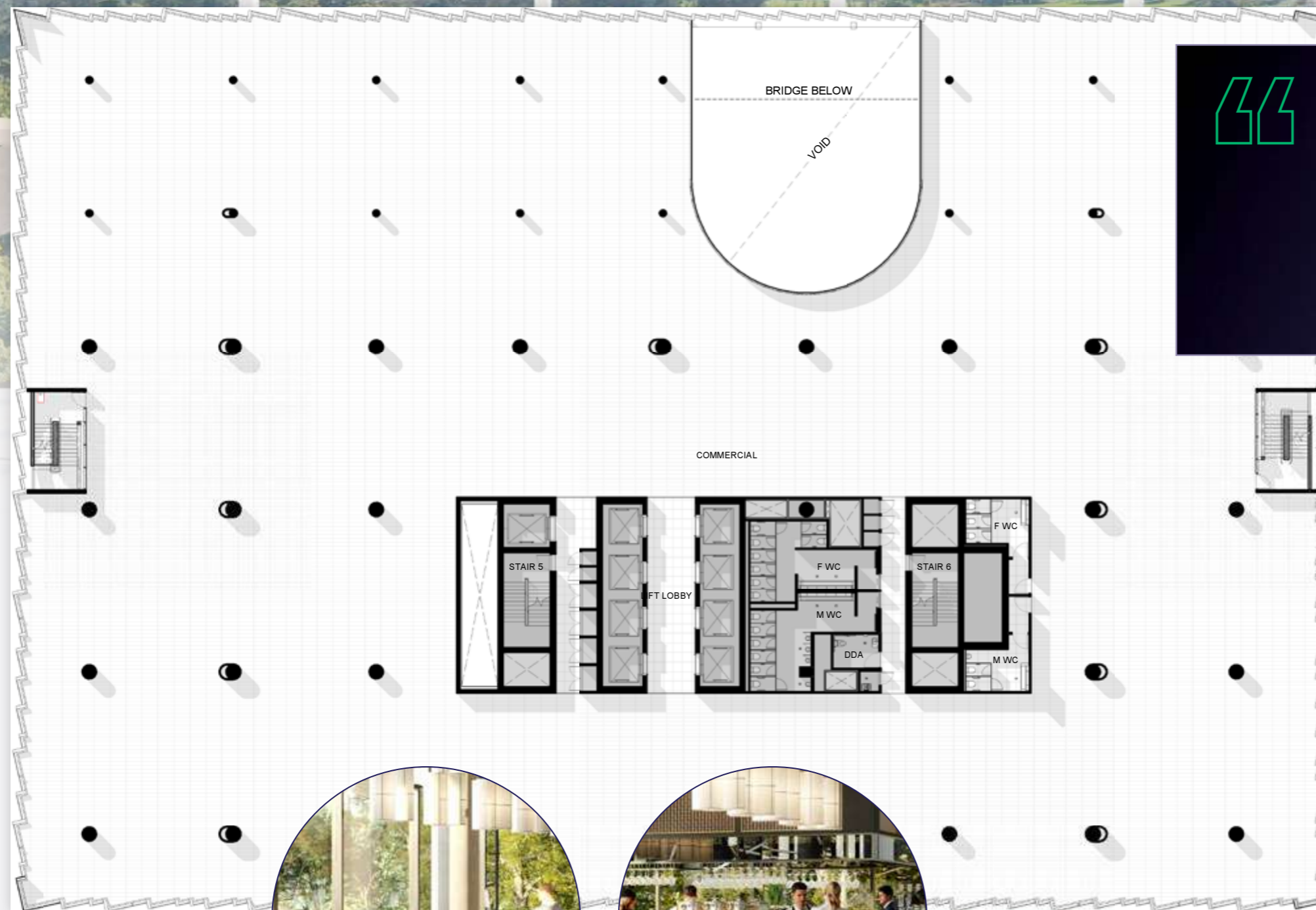
# STACK PLAN

LEVEL	TYPE	SQM
Level 15	Office	2,515
Level 14	Office	2,515
Level 13	Office	2,515
Level 12	Office	1,978
	Terrace	366
Level 11	Office	2,511
Level 10	Office	2,511
Level 9	Office	2,511
Level 8	Office	1,974
	Terrace	366
Level 7	Office	2,510
Level 6	Office	2,510
Level 5	Office	2,510
Level 4	Office	1,986
	Terrace	549
Level 3	Office	3,817
Level 2	Office	3,828
Level 1	Office	1,591
	Innovation Hub	1,327
Ground	Innovation Hub / Flexible Event	1,173
	Cafe / Kitchen / Bar / Lobby Reception	500-600
Basement 1	End of Trip	1,181
	Bike Spaces	300
Basement 2	Carpark	52 spaces



# TYPICAL PODIUM FLOOR PLATE

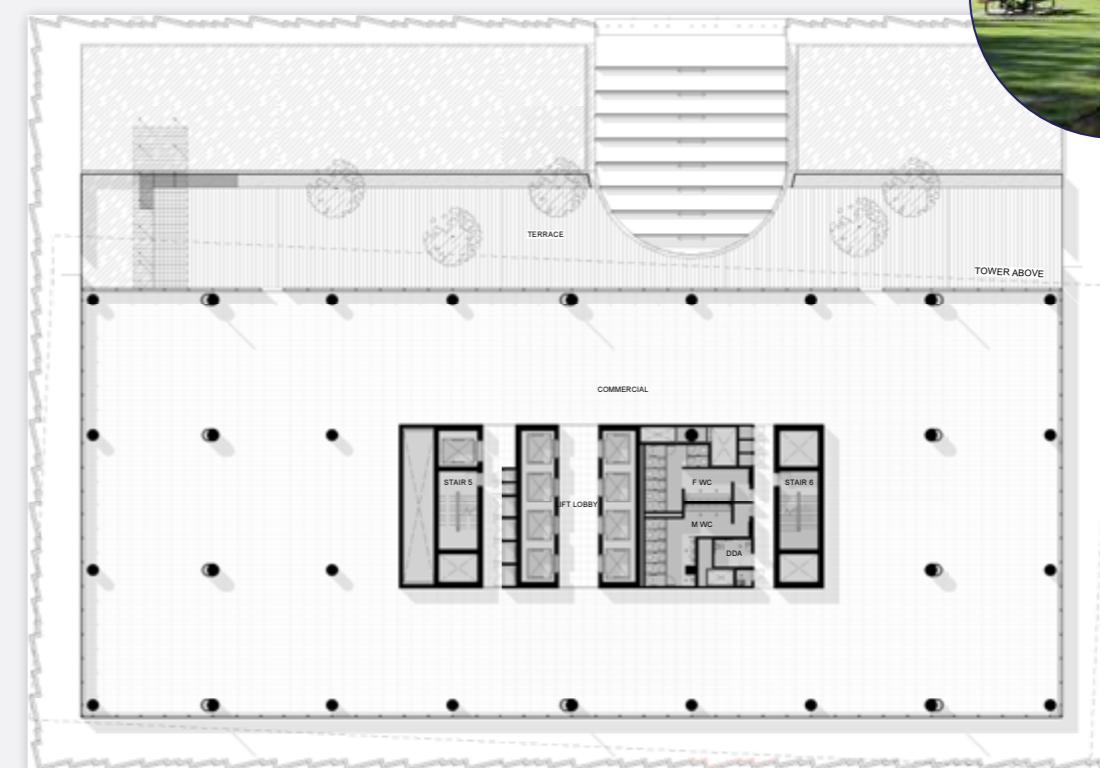
## LEVEL 2 & 3



THE ENTREPRENEUR AND INNOVATION CENTRE (EIC) CAPITALISES ON 360 DEGREES OF NATURAL LIGHT, WITH EXCEPTIONAL VIEWS TOWARDS THE CBD, OVER ADELAIDE OVAL, THE BOTANIC GARDENS, ADELAIDE HILLS AND BEYOND.



## LEVEL 4



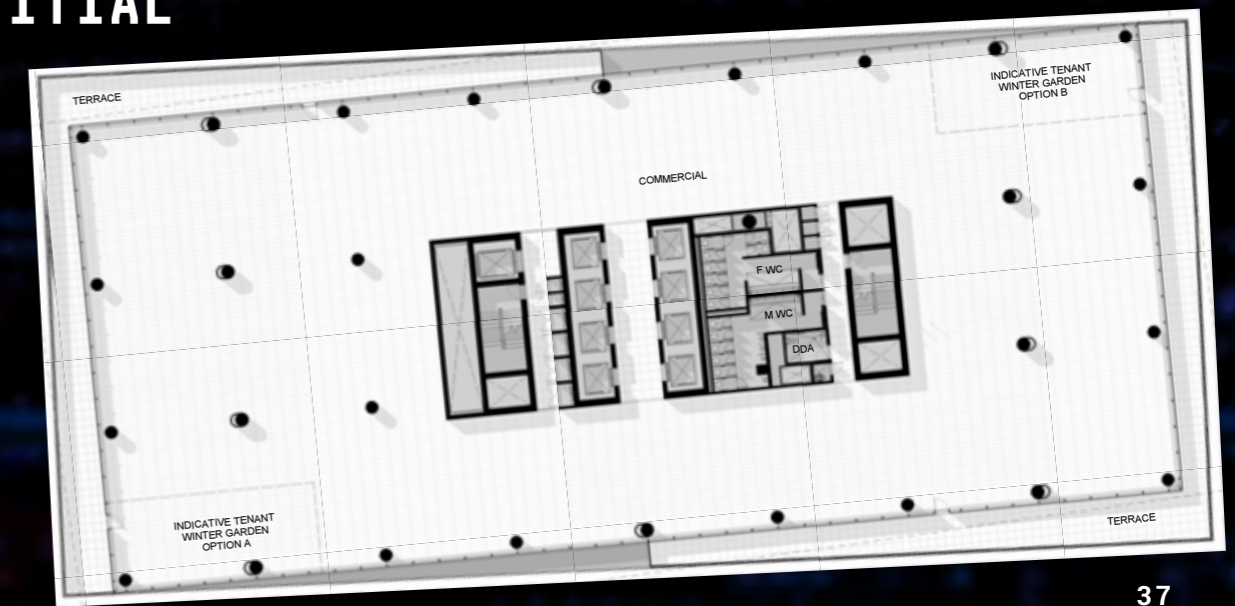
# TYPICAL PODIUM FLOOR PLATE



## INTERSTITIAL

### TYPICAL WORKFLOOR DESIGN

Density	1:10	Reception / Waiting	1	14P Meeting	2
Workpoints	247	Collaboration zones	2	10P Meeting	1
(Incl. Touchpoints)	(26 incl.)	4P Booths	6	6P Meeting	2
(Incl. Focuspoints)	(36 incl.)	Informal Meeting	1	4P Meeting	2
Kitchen Hub	122 sqm	1P Quiet / Wellness	5	Utilities / Store	2
	min. 40 seats	18P Meeting	1	Comms	1



# LIFESTYLE AND WELLNESS



## CLUB-STYLE END OF TRIP FACILITIES

including a studio gym facility , private showers, bike parks, stations for grooming, drying and ironing as well as a dedicated EOT concierge/towel station and touchless amenities with bacterial elimination systems.

### END OF TRIP FEATURES



**300**  
bikes



**30**  
charging stations  
(bike/  
scooter)



**28**  
showers



**495**  
lockers



Studio  
Gym



Dedicated  
EOT  
Concierge  
desk/Towel  
Station

### WELLNESS FEATURES



Immediate access to surrounding parklands and amenity to inspire exercise



Dedicated parents room



Terrace and Wintergarden Options to facilitate fresh air experiences



Connecting to 20,000 sqm of expansive public realm

# LIFESTYLE AND WELLNESS

## BASEMENT



- BIKE PARKING
- AMENITIES
- LOBBY



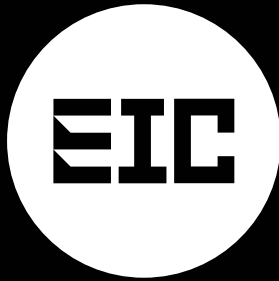
Quintessential Equity is a property private equity business specializing in the regeneration and development of commercial property.

The Entrepreneur and Innovation Centre will continue Quintessential Equity's market leading contribution to the growth of Adelaide's commercial landscape.

Quintessential Equity's expertise in property and commitment to quality ensures tenant expectations are continually exceeded.

- » Transacted over \$900 million of properties
- » \$545 million property under management
- » \$650 million in the development pipeline
- » 23.6 % IRR. Weighted average net Internal Rate of Return for properties sold
- » 105.4% TR. Weighted average Net Total Return for properties sold
- » 92.8% TRR. Tenant Retention Rate





**ENTREPRENEUR  
& INNOVATION  
CENTRE**

For further information or queries,  
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PROUDLY DEVELOPED BY



**LOT\_  
FOUR  
TEEN**

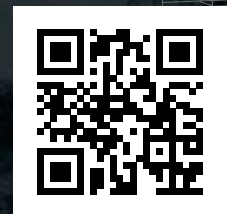
IN PARTNERSHIP WITH



**Government of  
South Australia**



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