

LOT FOUR TEEN

Boundless
collaboration

Innovation
Places South
Australia





Acknowledgement of Country

Ngai tampinhi gadlu Kurna Miyurna yartangka. Munaintya puru purruna gadlu-itya. Munaintyanangku yalaka tarrkarriana tuntarri.

We acknowledge we are on Kurna Miyurna land. The Dreaming is still living. From the past, in the present, into the future, forever.

Located in Adelaide, Australia, Lot Fourteen is South Australia's flagship innovation district.

It brings together global tech firms, defence primes, SMEs, startups and world-class research institutes, earning a global reputation for high-growth companies seeking a strategic gateway to Asia-Pacific.

\$2.4 B

Added to the economy by 2034

\$790 M

Government investment to date

180,000

Annual visitors

7

Hectares

3

Research institutions

160+

Organisations

<500m

To tram, bus, cycle and walking routes

<20 mins

Drive to Adelaide Airport



Strategic partners



LOT FOURTEEN - Corporate Brochure

From 2028 onwards



Driving national innovation and global competitiveness



Peter Malinauskas MP
Premier of South Australia

South Australia has so much economic opportunity before us.

Defence projects such as AUKUS and the Hunter-Class Frigates are creating a significant pipeline of opportunity, with tens of billions of dollars input into our economy.

Our innovation places, such as Lot Fourteen, will bring a \$6.4 billion contribution to our gross state product over a ten-year period.

To capitalise on this position, my government is fast-tracking development at Lot Fourteen.

We have a unique opportunity here to offer companies looking to relocate to the APAC region the chance to tap into world-class research, an enviable talent pool and a lifestyle beyond comparison.

Lot Fourteen is at the heart of this opportunity.



Diane Dixon
State Project Lead, Lot Fourteen,
The Department of Premier and Cabinet

Welcome to Lot Fourteen

Lot Fourteen is Australia's world-class innovation district, designed for ambitious companies seeking growth while solving the most complex global challenges of our time.

Located in the heart of Adelaide, we bring together a vibrant, curated and highly collaborative innovation ecosystem.

The \$790 million innovation district is supported by the Government of South Australia and the Australian Government and houses 160+ organisations across defence, space, cyber and critical technologies.

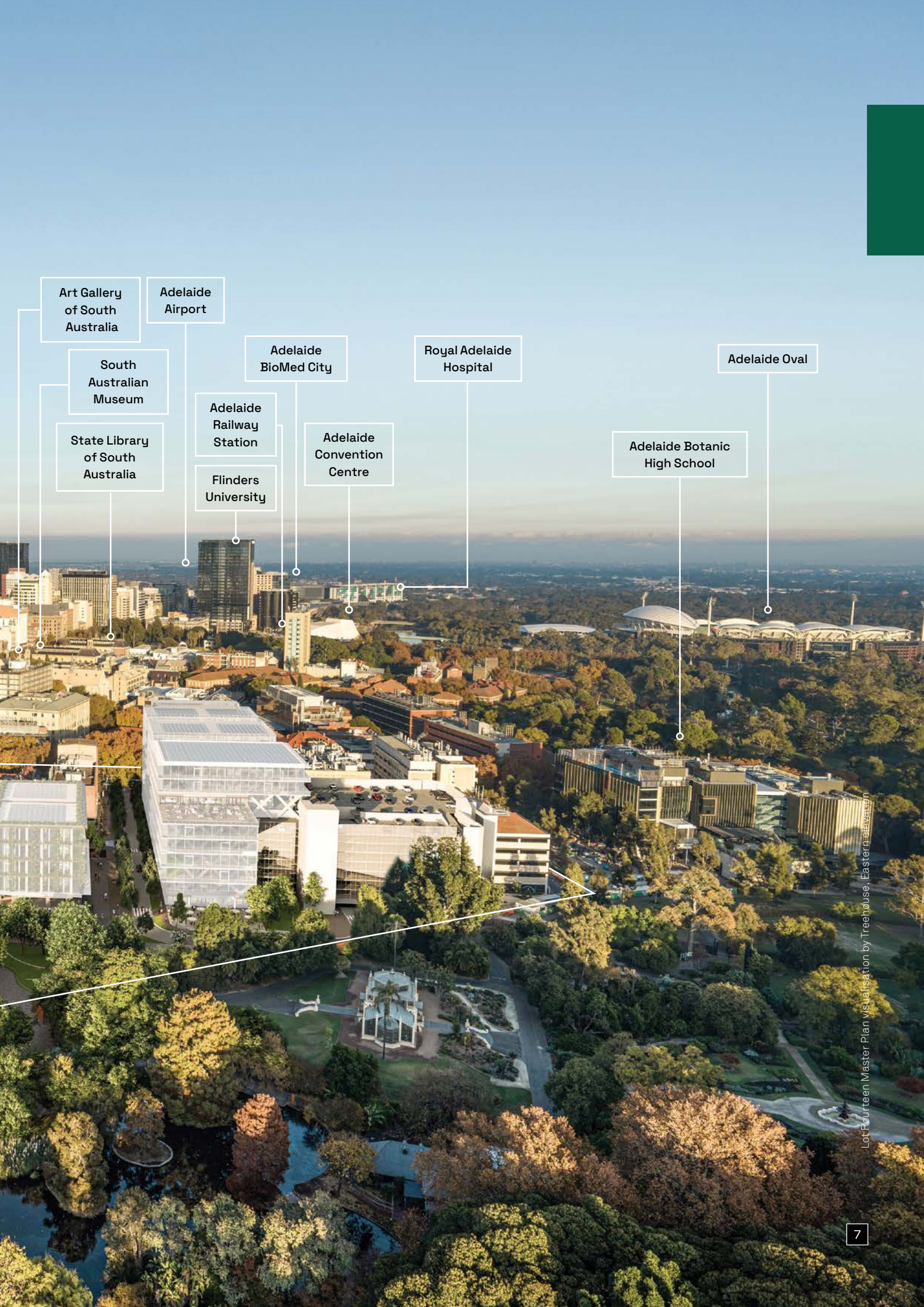
District Neighbours

LOT FOURTEEN Corporate Brochure

Adelaide Botanic Garden

Adelaide CBD

Adelaide University



Art Gallery of South Australia

Adelaide Airport

South Australian Museum

Adelaide BioMed City

Royal Adelaide Hospital

Adelaide Oval

State Library of South Australia

Adelaide Railway Station

Adelaide Convention Centre

Adelaide Botanic High School

Flinders University

Lot Fourteen Master Plan visualisation by Treehouse, Eastern Australia

The gateway to Asia-Pacific

“

The precise curation of motivated and complementary technology organisations, underpinned by a melting-pot of talented and motivated expert individuals, makes Lot Fourteen the perfect epicentre for space, defence and cybersecurity in the Asia Pacific region.

”

Julie Bowen, Chief Legal Officer, MITRE Corporation

Plug into a vibrant and connected ecosystem with world-class innovators and position your company for market access to Asia Pacific.

In a city-centre location, adjacent to Adelaide Botanic Garden, Lot Fourteen has leading expertise in space, defence, cyber, and critical technologies sectors.

Australia offers one of the world's most stable economies, attractive market conditions, robust legal framework, a transparent regulatory environment and zero payroll tax for wages under \$1.5 million.

South Australia is noted as the second most business-friendly state making it a prime choice for international expansion.

Predictable policies and a pro-business climate ensure you can focus on growth, not red tape, from Adelaide, which regularly ranks as one of the safest and most liveable cities globally.





Lot Fourteen Transport Access, North Terrace, by KWP

Lot Fourteen is a twenty-minute drive to Adelaide Airport, which is a major connector to APAC trade routes.

Direct flights in and out of Adelaide provide streamlined access for business travellers, supporting fast, convenient connections to key destinations.

In 2028, an 11-storey Innovation Centre will open, delivering a state-of-the-art hub for accelerating cutting edge research and technology development for defence related activity.

“
For every \$1 million invested, Lot Fourteen generates \$2 million in economic benefits.
”

ACIL Allen Economic Modelling Report, 2025

Unlocking competitive edge

World-Class Talent

Finding the right talent is one of the biggest challenges businesses face today. A solid workforce strategy hinges on talent acquisition and retention of its top people.

Companies at Lot Fourteen are well placed to leverage South Australia's deep pool of skilled people for critical roles including software development, AI, defence and cybersecurity.

With leading universities on the doorstep and a collaborative ecosystem designed for knowledge-sharing, businesses tap into a pipeline of STEM graduates and researchers.

- **The OECD ranks Australia fourth out of 38 countries when it comes to talent attraction.**

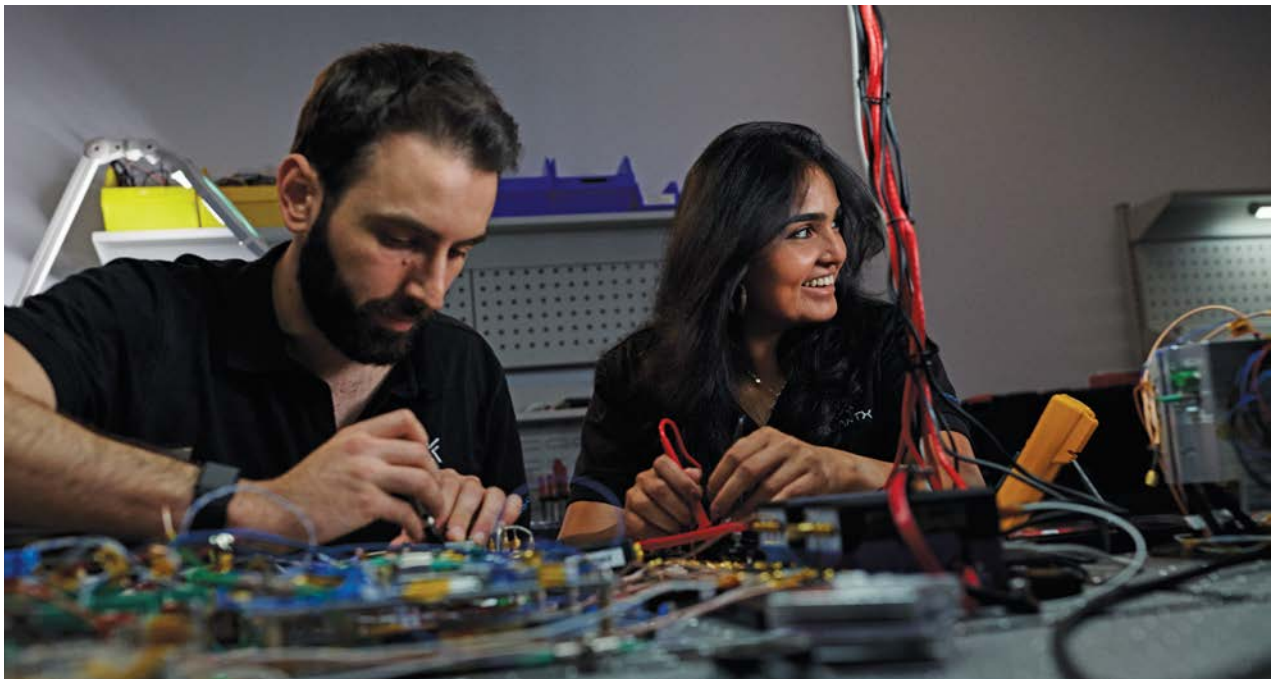
“

Lot Fourteen has been instrumental in accelerating MyVenue's growth story. With our global headquarters in Adelaide, we've tapped into the city's exceptional STEM talent pool. Access to skilled developers has underpinned our product excellence and innovation while facilitating our global expansion.

Launched in 2020, today our technology powers transactions at more than 250 sports and entertainment venues around the world, and that success started with the smart, capable workforce right here in South Australia. Lot Fourteen provided MyVenue the environment and connections to make that happen.

”

Tim Stollznow, CEO, MyVenue





Innovation and Research Proximity

↑ Top 2%
The universities in South Australia's global ranking

Flinders University and Adelaide University have substantial academic and residential footprints in Adelaide's city centre, adjacent to Lot Fourteen, and are a gateway to research, talent, and collaborative opportunities.

Open to strategic partnerships that drive innovation and growth, Australia's universities contribute billions to the Australian economy annually and rank second globally for international student enrolment.

“ In the next ten years Lot Fourteen will drive the creation of 1,000 full-time jobs every year in high-tech, creative, and knowledge-based industries. ”

ACIL Allen Economic Modelling Report, 2025



Professor Ariella Helfgott, Foresight Director of SA Futures Agency

Commercialisation

Companies moving into Lot Fourteen benefit from proximity to startups, research institutions, and government initiatives, creating a strong ecosystem for joint ventures and co-development.

“ Lot Fourteen is a living lab where deep tech startups, researchers, creatives and government collide to prototype tomorrow. ”

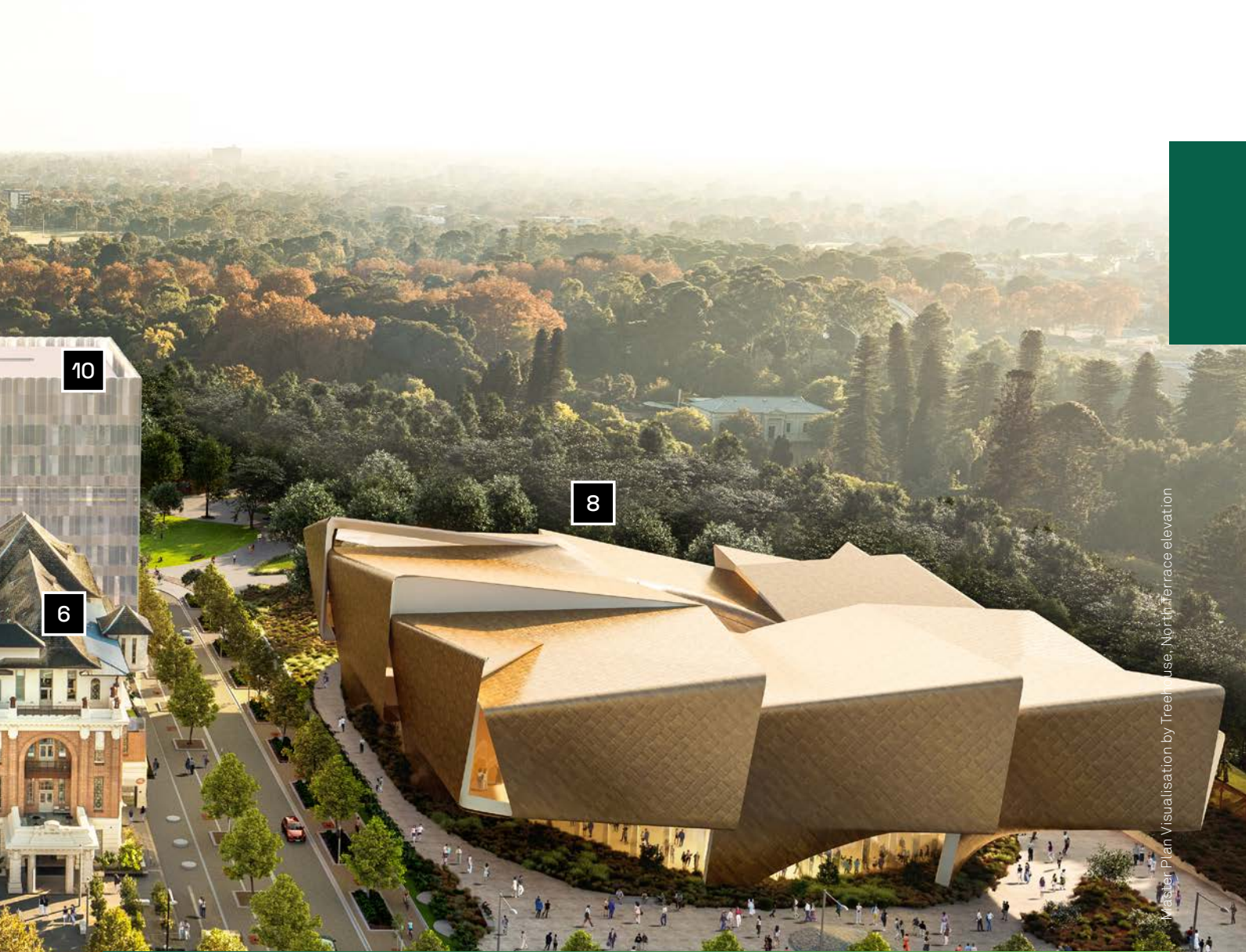
Professor Ariella Helfgott, Foresight Director, SA Futures Agency



LOT FOURTEEN Corporate Brochure

Inside Lot Fourteen

Boundless
collaboration



Master Plan Visualisation by Treehouse, North Terrace elevation

- 1 TechCentral**
 Critical technologies focus

 - Australian Cyber Collaboration Centre
 - The Circle – First Nations Entrepreneur Hub*

- 2 Margaret Graham Building**
 Defence, space and critical technologies focus

 - Defence and Space Landing Pad

- 3 Australian Institute for Machine Learning**
 Artificial intelligence and machine learning focus

 - Adelaide University research institute
 - Centre for Augmented Reasoning

- 4 Marnirni-apintheta Building**
 Startup Hub and critical technologies focus

 - Stone & Chalk Adelaide

- 5 McEwin Building**
 Defence and space focus

 - Australian Space Agency
 - Australian Space Discovery Centre and Mission Control Centre

- 6 Bice Building**
 Critical technologies focus

 - Café

- 7 Sheridan Kiosk**
 • Café and bar

- 8 Tarrkarri - Centre for First Nations Cultures***

- 9 Innovation Centre**
 Defence and critical technologies focus

 - Innovation Hub*
 - Australian Defence Technologies Academy (ADTA)*
 - Space Assembly Integration and Testing (AIT) facility
 - BAE Systems Australia

- 10 Sub Lot E2 - development**
- 11 Lot C - development**
- 12 Lot B - development**
- 13 Lot A - development**
- 14 SpaceLab**
 Space and critical technologies focus

 - CORE Innovation Hub

* Adelaide City Deal project

The Lot Fourteen footprint

Lot Fourteen is home to Australia's biggest university-led machine learning research team, the country's first space mission control centre and a dedicated cyber range. The progressive and pioneering innovation district offers a unique blend of capabilities and facilities to set high growth companies up for success.

LOT FOURTEEN - Corporate Brochure



Robotics at the Australian Institute for Machine Learning

Australian Institute for Machine Learning

Australia's largest university-based research group in machine learning, Adelaide University's Australian Institute for Machine Learning (AIML) has more than 200 researchers and academics working at Lot Fourteen. It also ranks among the top global sites for computer vision.

With world-class expertise in AI, computer vision and deep learning, AIML's presence has incentivised global tech companies like Google, Amazon, MTX and Accenture to establish Adelaide offices.

Since its inception at Lot Fourteen it has also established the following research centres:

- \$6m Responsible AI Research Centre.
- \$6m CommBank Centre for Foundational AI Research.
- \$20m Centre for Augmented Reasoning.

The Cyber Range

Replicate real-world computer systems and cyber threats at Lot Fourteen via the Cyber Range. Used for cybersecurity training to incident response drills, companies can use the controlled environment to simulate detection and response to cyber attacks.



Visualisation of Innovation Centre at Lot Fourteen by Baukultur, North West elevation, September 2024

Defence and Space Landing Pad

Offering free or subsidised rent for up to 12 months, the Landing Pad provides tailored support for international companies entering South Australia.

Providing immediate access to up to 250 industry partners, it offers connections to local industry, supply chains, and a thriving innovation ecosystem.

The Australian Defence Technologies Academy

The \$60 million Australian Defence Technologies Academy (ADTA) is a global hub for sovereign workforce development, research and defence innovation, operated by Adelaide University on behalf of government.

The ADTA* is positioned to become a cornerstone of Australia's defence innovation and workforce ecosystem, blending secure collaboration, partner-driven delivery and innovation-led learning and research into a unified national capability.

* Funded by the South Australian and Australian Governments through the Adelaide City Deal.

Innovation Hub

A purpose built \$24.5 million Innovation Hub* at Lot Fourteen will provide curated, flexible workspaces, collaboration zones and event areas to drive world-class research and industry expertise, and the translation of ideas into real-world applications.

* Funded by the South Australian and Australian Governments through the Adelaide City Deal.



LET'S MAKE IT HAPPEN

BEING A CHANGE-MAKER TAKES RISK. THROWING OUT THE RULEBOOK TAKES COURAGE. DOING THE HARD YARDS, AND DRIVING BUSINESS AS UN-USUAL TAKES RESPIRATION. IMPACTING CHANGE FOR A BETTER TOMORROW TAKES A COMMUNITY.

WE'RE A HOME FOR LIKE-MINDED ENTREPRENEURIAL GENIUS TO MEET AND TO CREATE THE FUTURE. OUR SPIRIT IS CONTAGIOUS. WE PICK EACH OTHER UP WHEN WE'RE STRUGGLING, AND WE CELEBRATE EACH OTHER'S SUCCESSSES.

OUR COMMUNITY IS OUR BLOOD. THE PRINCIPLES UPON WHICH WE STAND FORM OUR CHARTER. THIS MOTIVATES US, GUIDES US AND FORGES A BOND AMONGST US THAT KEEPS US FOCUSED, AND ABOVE ALL, CONNECTED.

WE WELCOME COLLABORATION FROM EVERY CORNER OF THE GLOBE. FROM OUR PEERS, OUR NEIGHBOURS, AND OUR INTERSTATE AND INTERNATIONAL PARTNERS. WE LEVERAGE OUR INDIVIDUAL TALENTS, EMBRACE DIVERSITY, AND PROMOTE INCLUSIVENESS.

AND WHY NOT. AND TO TRAIL BLAZE (MENT, LEARN AND TEACH FROM) SIDE OUT.

The Startup Hub

The Startup Hub at Lot Fourteen is run by Stone & Chalk. The dynamic ecosystem builders drive innovation, connecting more than 60 tech startups and scale-ups with investors, industry partners, and mentors.

As part of Australia's largest startup community of more than 150 startups nation-wide, 6,000 innovators, and over \$1 billion capital raised by their residents, the hub offers unparalleled access to expertise, funding, and collaboration.

Inside the Stone & Chalk Startup Hub



The Circle

The Circle - First Nations Entrepreneur Hub has nearly 500 South Australian Aboriginal business members. The team provide support to build businesses through increased connections, capacity, capability and confidence.

The Circle work in partnership with companies who are interested in bringing in Indigenous companies into supply chains, fostering economic inclusion and business growth.

Established in partnership with the Australian Government and the South Australian Government, funded through the National Indigenous Australians Agency.

Australian Space Discovery Centre

The Australian Space Discovery Centre inspires the next generation through interactive exhibits showcasing Australia's space technologies and mission control functions.

Opened in 2021, the Centre offers educational experiences and insights into careers in the nation's expanding space industry.

Australian Space Agency

The Australian Space Agency headquarters are situated at Lot Fourteen. The Agency coordinates civil space matters across government and supports the growth and transformation of Australia's space industry, advancing the country's position in the global space economy.

Mission Control

The Responsive Space Operations Centre, at Lot Fourteen's Mission Control, is Australia's first dedicated space operations facility, enabling real-time satellite monitoring and mission support. It provides companies with cutting-edge infrastructure to test, manage, and operate space missions from South Australia.

Operated by Saber Astronautics, it delivers agile mission control capabilities for commercial and defence space activities, including monitoring satellites across the Southern Hemisphere.



The Responsive Space Operations Centre, operated by Saber Astronautics

World Class Resources

Lot Fourteen ensures your global operations run seamlessly in world-class facilities, clustering innovation-led organisations in a curated environment.

Our vibrant district integrates green spaces with cutting-edge amenities featuring advanced labs, robust data connectivity, and smart precinct design.

LOT FOURTEEN - Corporate Brochure



Responsive Space Operations Centre, Mission Control at Lot Fourteen



Programming for Scale

Tenants have access to an events and activations program, alongside opportunities designed to accelerate collaboration and growth. From the Startup Hub to the Innovation Hub, there are a range of programs, industry engagement and business development opportunities at Lot Fourteen. Businesses can expand or relocate within the innovation district over time, as they scale.

Access to Markets

Through a highly connected network, companies can quickly gain direct links to supply chains and global markets, local customers and high-value tenders, while creating powerful pathways for collaboration and business expansion.

Governance, Policy and Public Affairs

Proximity to government, strategic partnerships and funding programs including the Investment Accelerator Program, Research & Innovation Fund and South Australia Venture Capital Funds ensure companies benefit from setting up in the state.



<https://statedevelopment.sa.gov.au/science-and-research-excellence/rif>



District-wide security supports cyber and defence tenants, image by KWP

District-Wide Security

A secure setting supports cyber and defence tenants including defence Primes who work out of Lot Fourteen. Security protocols manage digital resilience including cybersecurity, counter foreign interference and physical infrastructure, while the onsite security offers 24/7 coverage.

Digital Infrastructure

5G service provision, high speed, high-capacity public Wi-Fi and multiple fibre links are available alongside communications infrastructure which facilitates secure and segmented information and voice and data communication that require various levels of sensitivity and resilience.

Investment in Innovation

Over the next decade, the South Australia Innovation Places Leadership Framework will deliver a \$6.4 billion boost to the economy, enhancing a dynamic and connected network of innovation places where collaboration accelerates breakthroughs, driving economic complexity, job creation and prosperity.

Lot Fourteen connects to 19 other innovation places across South Australia — governed by a world-first framework setting up companies for success.



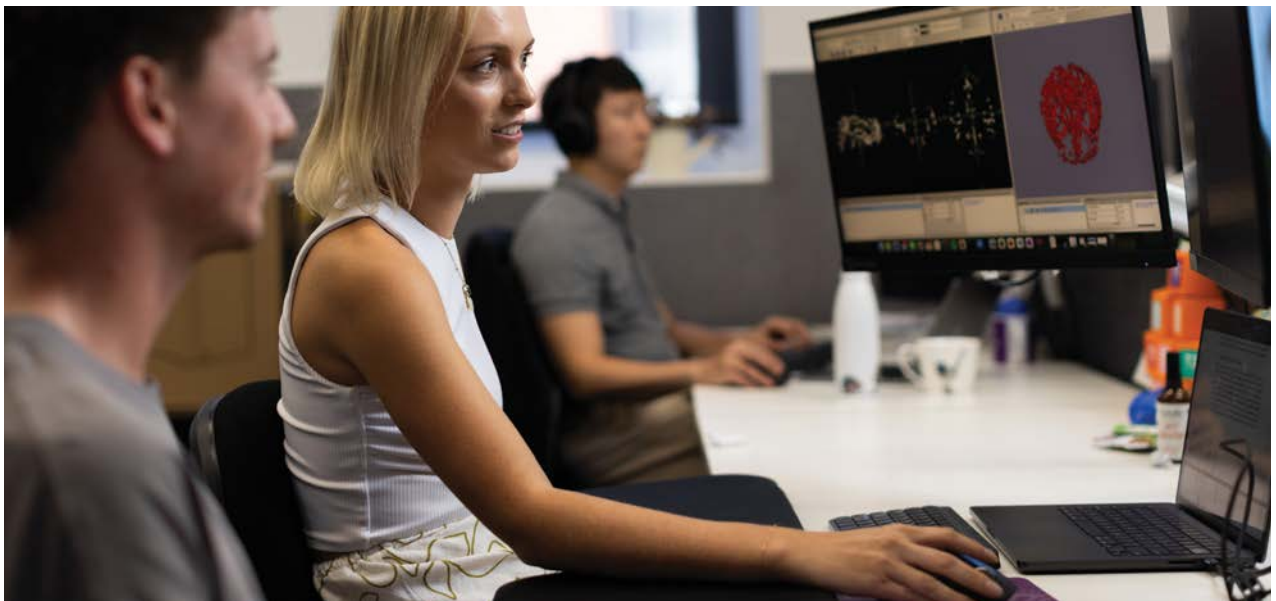
<https://www.innovationplaces.sa.gov.au>

Enhanced Access to Capabilities

The Innovation Places Framework offers a single front door for discoverability and connectivity, strengthens metro-regional links, and builds on the unique specialisations of our innovation districts. From 2028, research commercialisation services will be available via the Innovation Hub.

Common Areas and Public Realm

A coordinated approach to common facilities, public realm management and public art programming creates a cohesive, engaging environment for tenants, visitors and the wider community.



High-speed, high capacity public Wi-Fi used district-wide, inside AIML, Lot Fourteen



Shy Sky by artist Laura Wills, commissioned by the Australian Space Agency

Leadership in sustainability and social responsibility

Lot Fourteen has been designed as a global benchmark for sustainability and wellness.



A WELL Community

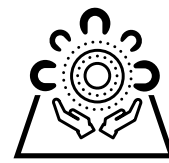
The innovation district was the first pre-certified WELL Communities Project in Australia, ensuring the delivery of more thoughtful and intentional spaces that enhance human health and wellbeing.



Sustainability

In 2024, Lot Fourteen was re-certified as a 6 Star Green Star Community by the Green Building Council of Australia which recognises leadership in creating healthy, resilient, and positive spaces for people.

South Australia is recognised globally as a leader in renewables, with 74% of South Australia's electricity generation is renewable, with a target of 100% by 2027.



First Nations cultural legacy

Lot Fourteen is committed to the advancement and empowerment of First Nations Peoples.

Located on Kurna Yerta (Kurna Country), the land occupied by Lot Fourteen was an integral site to the Kurna people as a place for camping and ceremony.

Lot Fourteen has embedded Aboriginal Economic Participation opportunities throughout the development and operation of the district, providing a platform for First Nations business and employment opportunities at Lot Fourteen.



Lot Fourteen marks a great leap in sustainable development and construction in Australia. This is a model for future urban mixed-use developments across Australia.



Davina Rooney, Chief Executive, Green Building Council of Australia

World-leading lifestyle

9th most liveable city in the world (2025)

#1 jurisdiction for economic growth in Australia (2024)

↓40% Adelaide's median house price, compared to Sydney

In 2025, Adelaide was ranked in the Global Liveability Index with perfect scores in healthcare and education, and strong ratings in infrastructure, stability, culture and environment.

As one of the lowest cost-of-living capital cities in Australia, Adelaide ticks many boxes for companies looking to set-up shop in the Southern Hemisphere.

With world-class food, wine, and cultural experiences, South Australia offers ideal work-life balance for global teams.

The state delivers on affordability, vibrancy and a world-class lifestyle.

Cultural Boulevard

Lot Fourteen is positioned on North Terrace's cultural boulevard, neighbouring the Art Gallery of South Australia, South Australian Museum, the bustling East End shopping and entertainment precinct and Adelaide Botanic Garden.

Visitors can frequent the Australian Space Discovery Centre and cafés while also admiring public art at the district.

Lot Fourteen's vibrancy is enhanced by partnering with key community festivals including Illuminate Adelaide, SOUTHSTART, Adelaide Festival, and Adelaide Fringe.





Onsite café provides a central gathering place



Join Lot Fourteen

The Lot Fourteen heritage precinct has been thoughtfully upgraded to a modern workplace designed for innovation.

Lot Fourteen offers a fully serviced innovation district offering specialised infrastructure, a vibrant ecosystem and industry capabilities not available in standard commercial settings.

- Various commercial grades from A / B / C
- Private office suites from 10 sqm (1-2 person) to floorplates of approximately 1,000 sqm (pending availability)
- Shared meeting rooms, flexible event spaces and collaboration zones
- Communal kitchen spaces
- Adelaide CBD commercial sqm rates
- Local food and beverage offer
- Secure buildings with 24/7 onsite security
- 3% District Management Fee



For tenancy eligibility criteria, alongside the application and assessment process, download Tenancy Guidelines at the Lot Fourteen website.

www.lotfourteen.com.au/tenancy

Investment and development opportunities

Lot Fourteen presents a once in a generation opportunity to secure a prime position within Australia's premier innovation district, which supports and amplifies collaboration, visibility, and growth potential.

Multiple development parcels are available, offering staged delivery, varied investment scales and flexible timing to meet diverse commercial needs.

Underpinned by strong government commitment to a coordinated and curated precinct development, Lot Fourteen's serviced parcels and strategic positioning provide an unparalleled gateway to anchor within one of Australia's most significant innovation districts.

LOT FOURTEEN - Corporate Brochure



Winds of Change, by Karl Meyer



To establish presence at Lot Fourteen, visit the website or contact the Business Development team via email tenancy@lotfourteen.com.au

For all other information visit our website or contact the team at hello@lotfourteen.com.au

www.lotfourteen.com.au

Lot Fourteen District Master Plan



Lot Fourteen Master Plan Visualisation, Indicative outcome not final design

Super Lot Development Sites

A Lot A*	B Lot B	C Lot C*	D Lot D*	E Lot E*
Area: 3,100 sqm	Area: 1,600 sqm	Area: 3,300 sqm	Area: 4,500 sqm	Area: 1,600 sqm
Max height: 8 storeys	Max height: 8 storeys	Max height: 6 storeys	Max height: 8 storeys	Max height: 14 storeys
Potential use: Education and mixed use	Potential use: Commercial with ground floor retail	Potential use: Commercial with wellbeing hub, retail and studio space	Potential use: Commercial and mixed use	Potential use: Commercial, high-security building

* The Super Lot development opportunity provides potential for subdivision, subject to applicable approvals.

Innovation
Places South
Australia




Corner North Terrace and Frome Road
Adelaide SA 5000


[E hello@lotfourteen.com.au](mailto:hello@lotfourteen.com.au)


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www.lotfourteen.com.au

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