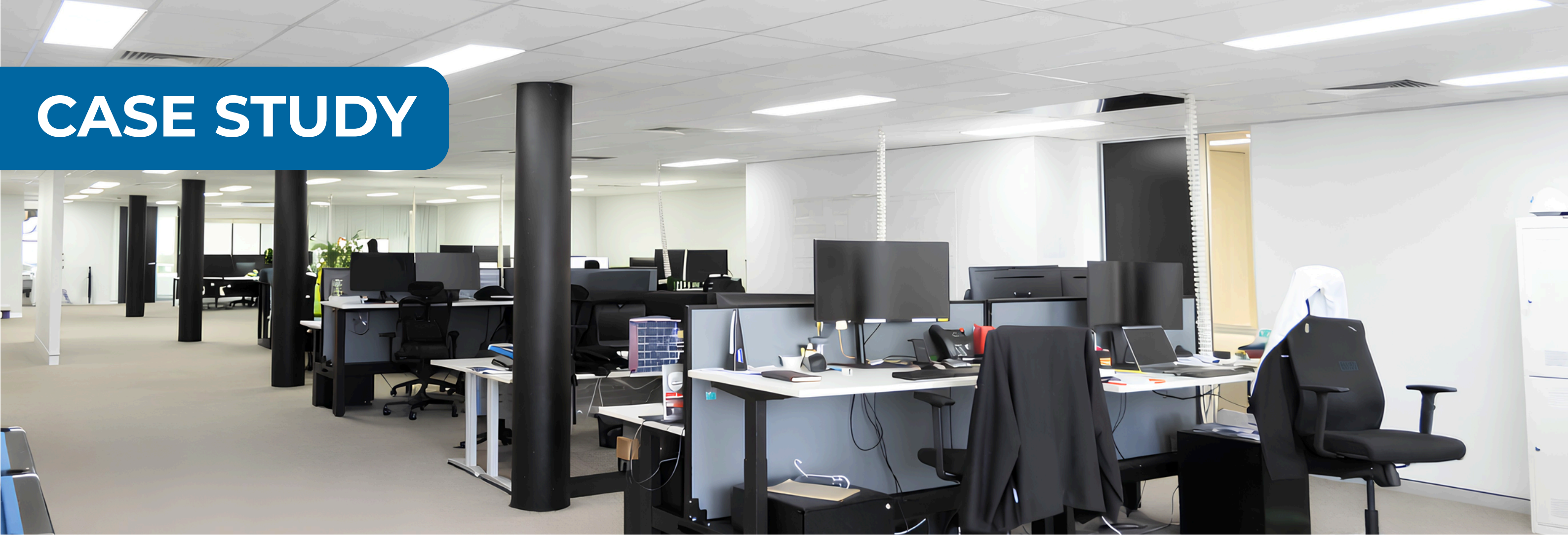

CASE STUDY

South Brisbane

Activated a site awaiting demolition with a managed car park and short-term office spaces

- Unmanaged car park
- Leases expired
- Awaiting demolition

- Unknown approval processes
- Unable to lease long-term
- Depreciating building value

- Managed car park
- Flexible to development plan
- Value and revenue increase
- Short-term office leases

Site Condition

We were first brought in to manage this South Brisbane office building's 37 excess parking bays. As existing office leases expired and the building's planned demolition approached, we identified an opportunity to activate its vacant commercial spaces into short-term lease arrangements rather than allow them to remain unused.

The Brief

The building was in a prolonged pre-development phase, undergoing an extensive demolition approval process, while awaiting planning changes and height restrictions to be resolved to make the future development viable. With existing office leases reaching expiry, the asset faced increasing pressure as tenant commitments to new long-term leases were not commercially practical given uncertainty surrounding the redevelopment timeline. The challenge was to maintain the building's value and achieve productive use during this interim period while providing the flexibility required to progress future development plans.

The Solution and Outcome

We activated the building into a flexible commercial hub that offered professional office spaces, consulting rooms, meeting facilities, retail spaces, and on-site parking to support this diverse range of businesses. Through shared amenities, hands-on property management, and adaptable leasing arrangements, we created a professional workplace environment in one of Brisbane's most connected commercial precincts, providing businesses with access to quality spaces without the commitment of traditional long-term leases. The activation has unlocked significant value for the owner, generating approximately $500,000 in annual revenue with no additional investment required. By revitalising an underutilised commercial asset, we have created a thriving business ecosystem that delivers consistent revenue while maintaining the flexibility required to support future redevelopment. Our short-term leasing model allows us to seamlessly adapt occupancy and relocate tenants when development timelines or site requirements change, ensuring the owner retains full flexibility throughout the redevelopment process.