

# New five-year CBD government lease

**RICHARD EVANS**

A MAJOR State Government department has signed a five-year lease extension in tandem with the update of its CBD offices.

SA Health, which has 1000 staff in the former Citi Centre block on the edge of Hindmarsh Square is to stay in situ until at least 2026 courtesy of a multimillion-dollar refurbishment set to be rebranded as Rundle Square.

The redevelopment of the Australian Property Develop-



ments (APD) owned office tower will bring the building in line with current A grade office

standards that include service upgrades (new airconditioning and new destination control

lifts) as well as cosmetic upgrades that include new office foyer, amenities and end of trip facilities.

"The significant investment and vision will certainly reposition the high-profile asset," developer Pep Rocca said.

"I was attracted to the dated asset by its prime location, which is unique in the CBD in that it has Rundle Mall, Pulteney St and Hindmarsh Square footage."

The upgrade will see the building in line with current Australian Standards, DDA

Compliance and in time, achieve environmental benchmarks with improved NABERS rating.

The redevelopment also involves a new retail experience which includes new Romeo Foodland supermarket in a New York style providing small basket and pre-prepared food and new speciality stores.

There will be a new modern podium facade – including digital signage display to the corner of Rundle Mall and Pulteney St.

"There are tangible benefits

to both owner and tenant, as well as Adelaide," said Upstream Property Solutions' managing director, Nick Shinnick, who undertook the leasing on behalf of APD.

"The project has and will continue to create significant jobs for the construction industry and longer term for the centres' retailers. SA Health has received cabinet approval to extend its lease over the entire 13,750sq m of office premises," he said.

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