

18

TERRACE

Road



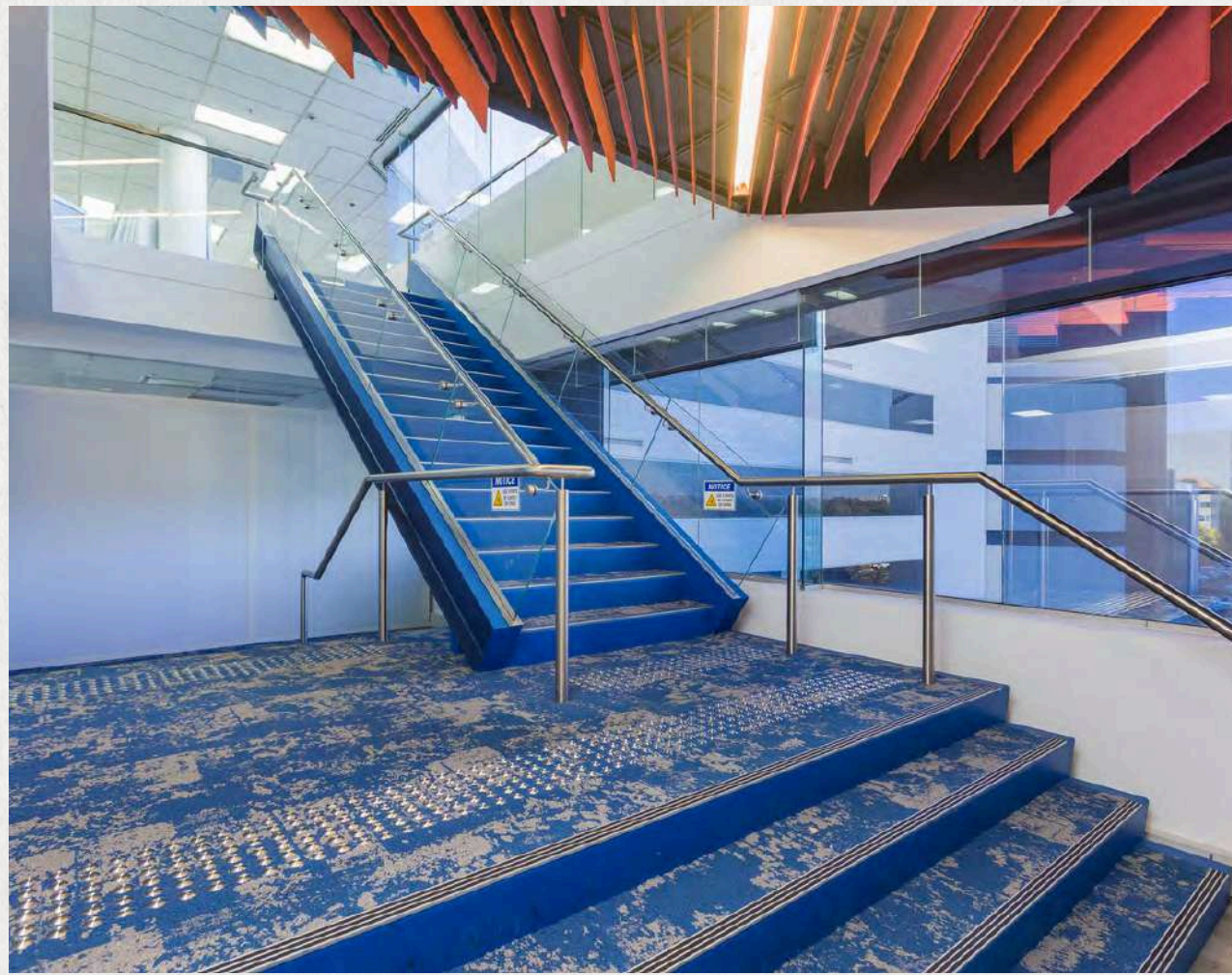
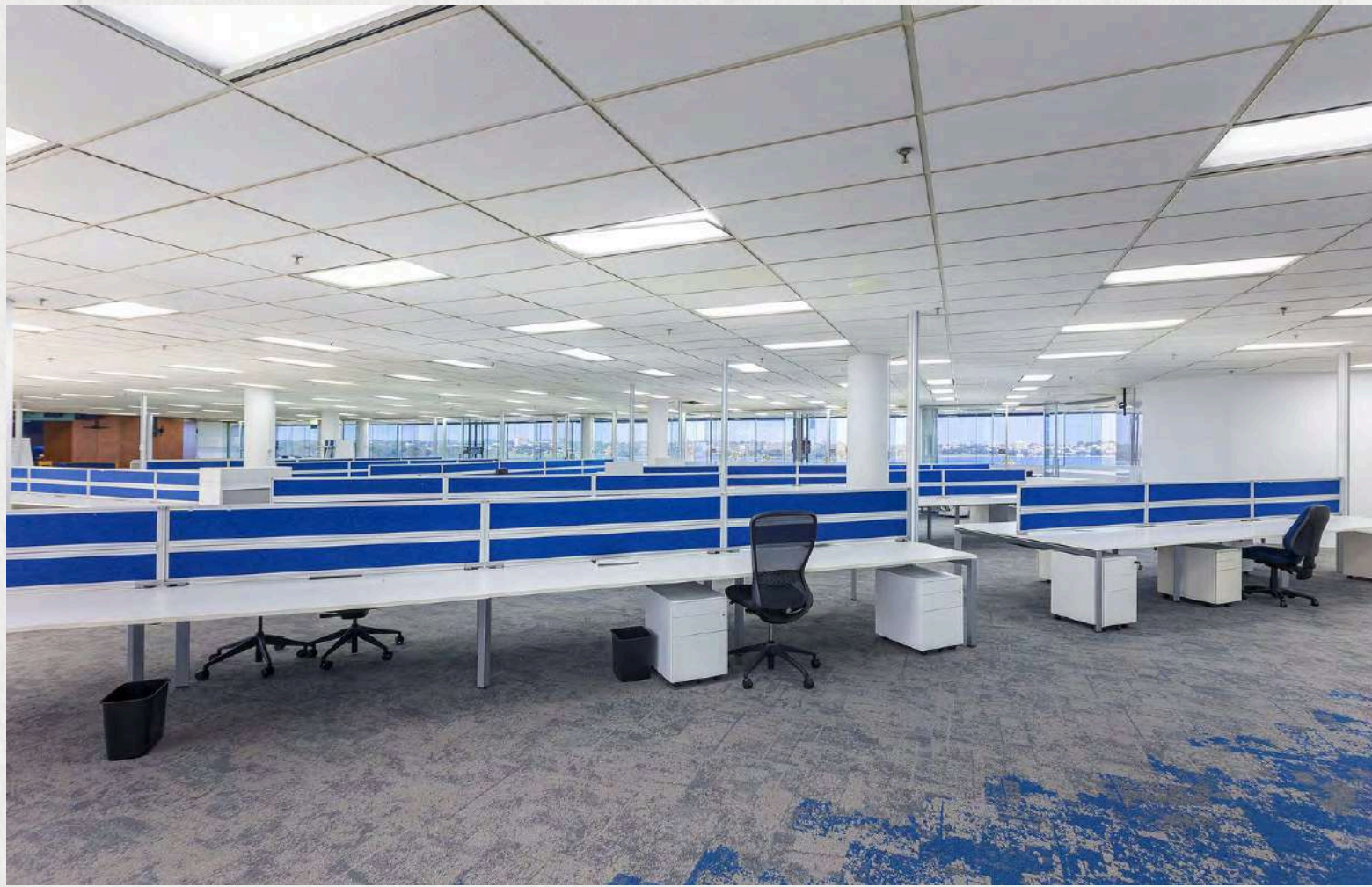


18 TERRACE *Road*

CREATING
BALANCE

18 Terrace Road is a commercial precinct located on the site of a multi-use property featuring the convenience of an onsite shopping centre, an undercover car park offering over 435 secure car bays, and a 367 room hotel and serviced apartments convenient for hosting corporate events and accommodating travelling staff and clients. This landmark development offers up to 16,000 sqm of commercial space with views overlooking Langley Park and the Swan River.

Designed for forward-thinking businesses seeking visibility, connectivity and convenience in East Perth's growing business corridor, 18 Terrace Road offers flexible office layouts, excellent natural light and easy access to nearby retail, hospitality and lifestyle options. The property also features an ample parking lot for both staff and visitors, adding everyday convenience to a premium location.



FLEXIBLE
SPACES FOR
EVOLVING
WORKSTYLES



Office Spaces in 18 Terrace Road. Artist's impression and visuals for illustration purposes only.

EVERYTHING YOU NEED IN ONE LOCATION



End of Trip Facilities



E-charging
(Bikes / Scooters / Cars)



Childcare Centre



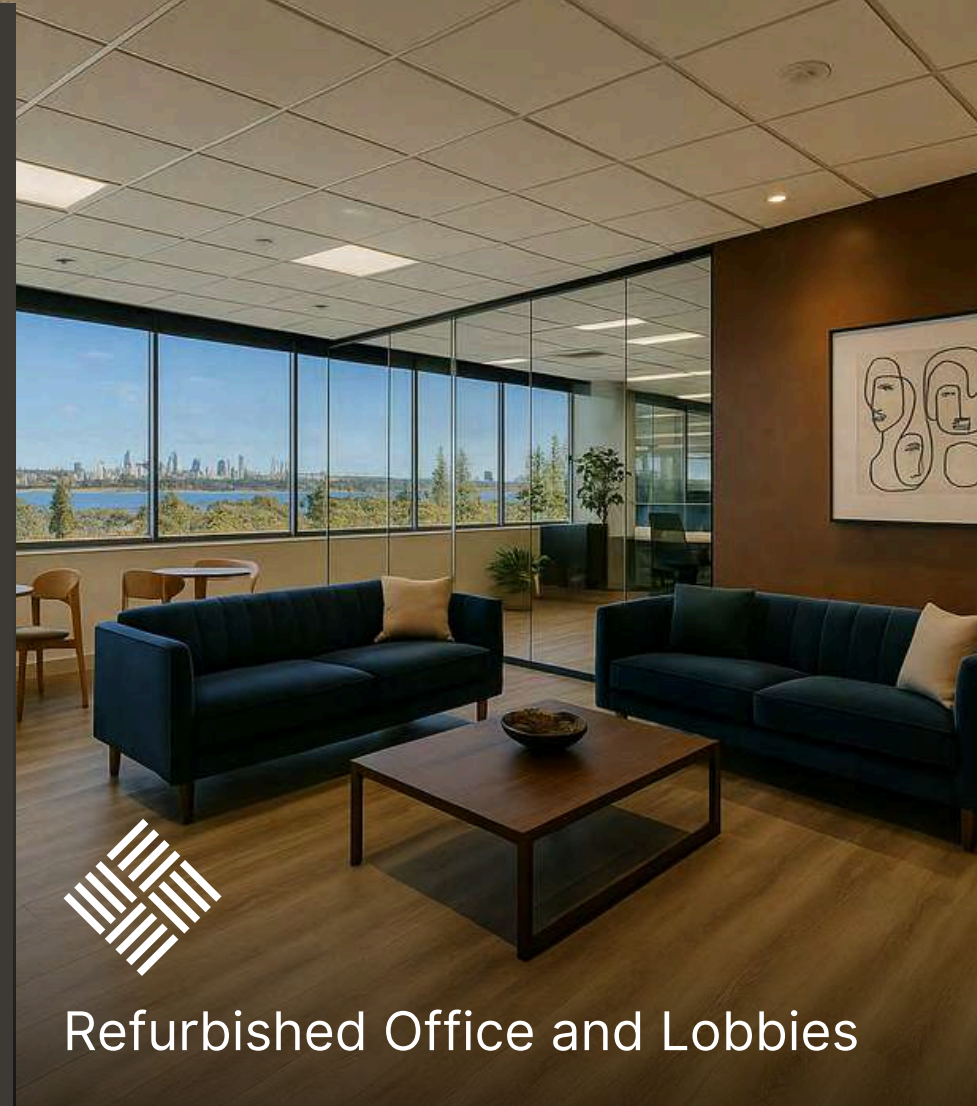
435 Covered
Car bays



Onsite Supermarket



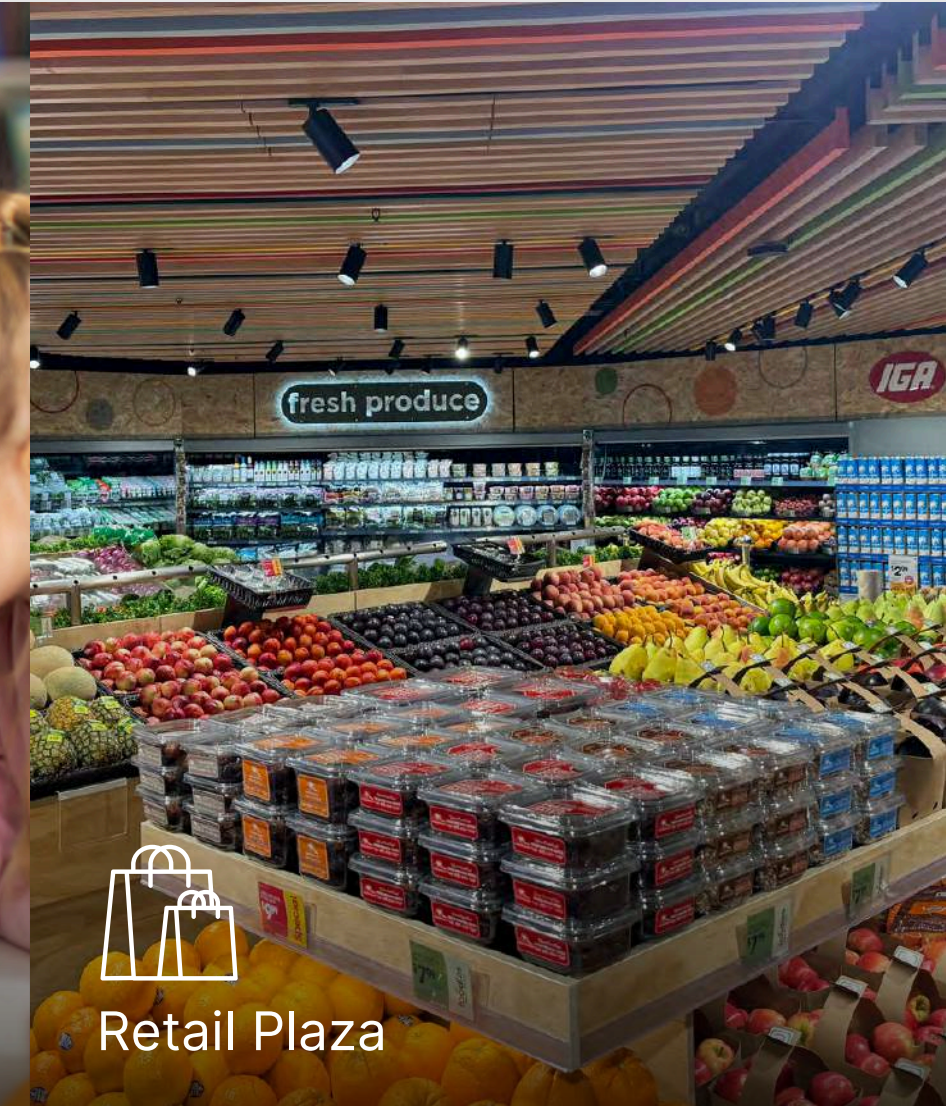
4 Mins from Public
Transport



Refurbished Office and Lobbies



Childcare Centre



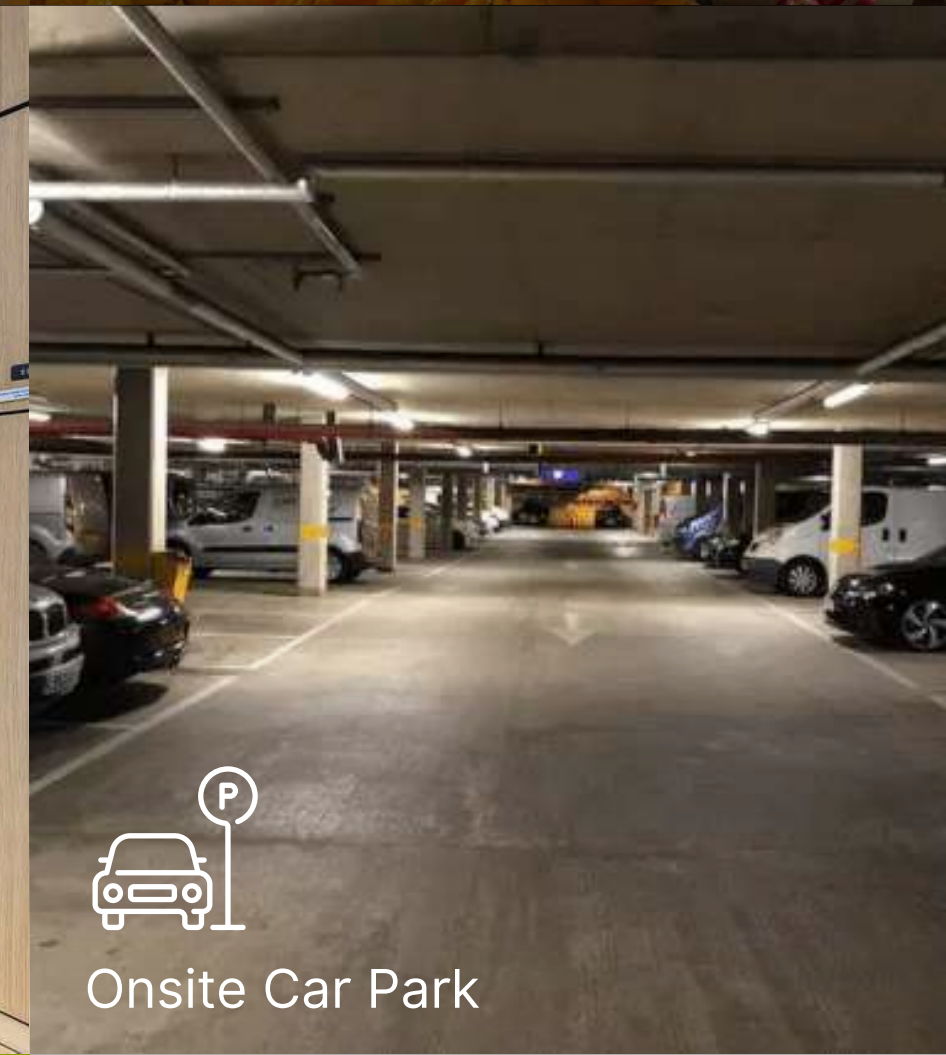
Retail Plaza



Onsite Medical Centre



End of Trip Facilities



Onsite Car Park

CREATING A NEW WORK CULTURE



Elevating the everyday work routine. Cycle to the office instead of sitting in traffic, grab your morning coffee or lunch steps away, pick up groceries on the way home, and have a medical centre close by when you need it. It's more than a workplace, it's a refreshed work culture shaped by ease, energy, and everyday convenience, where work and life flow together seamlessly.

Artist's impression and visuals for illustration purposes only. and an ideal lifestyle destination for modern occupiers.

WHERE BUSINESS MEETS OPPORTUNITY

Designed for forward-thinking professionals and businesses, our tenancies offer the ideal blend of location, convenience, and flexibility, ideal for those seeking to flourish in a vibrant urban setting.



Business & Industry

- Mining and resources companies
- Engineering and infrastructure firms
- Project and operations team



Healthcare & Wellness

- Private medical specialists
- Allied health professionals
- Day clinics and consulting practices



Education & Training

- Vocational training providers
- Colleges and satellite campuses
- Professional development and course operators



Entrepreneurs & Growth Businesses

- Startups looking for a central location
- SMEs expanding into the Perth market
- Freelancers and consultants needing flexible workspace

Kings Park 10 mins
West Perth 9 mins
Subiaco 12 mins

WACA Cricket Ground 3 mins
Gloucester Park 3 mins
Optus Stadium 5 mins
Crown Perth 5 mins
Victoria Park 6 mins

18

TERRACE
Road

Perth Convention
Centre

Elizabeth
Quay

Perth CBD

Shoppe
on Langley Park

Residence
on Langley Park

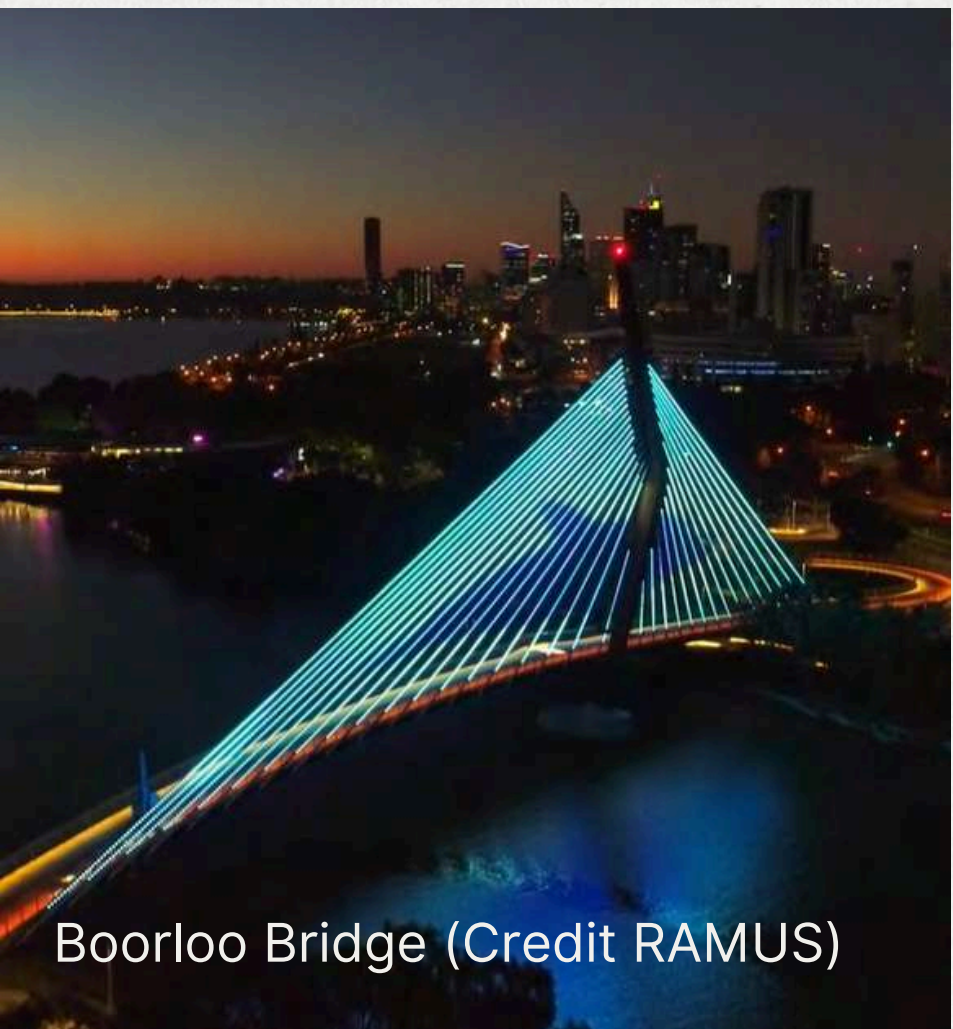




Events at Langley Park



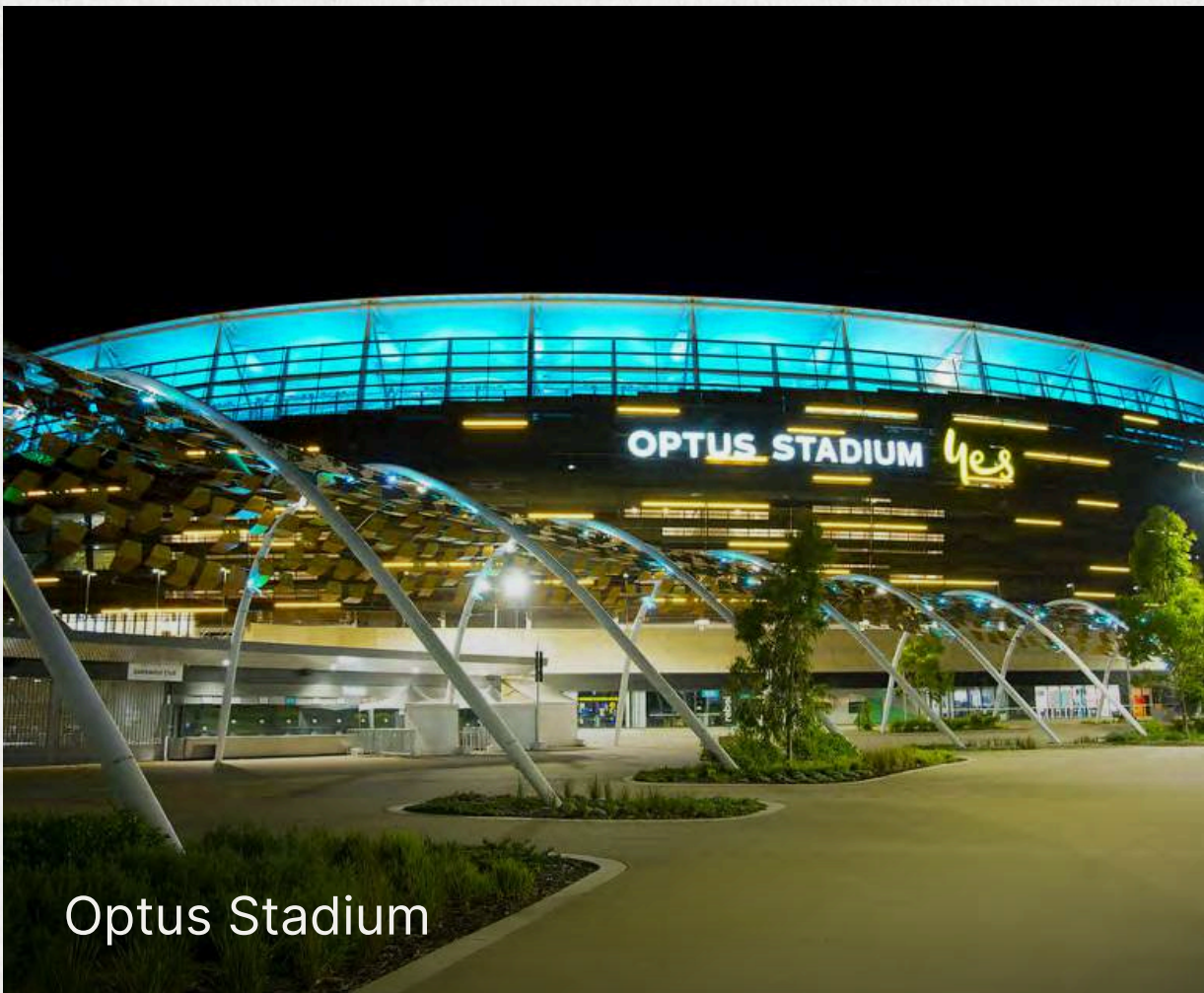
WACA Recreation Centre



Boorloo Bridge (Credit RAMUS)



VIBRANT
SURROUNDINGS



Optus Stadium



East Perth Primary School

STACKING PLAN

LEVEL 2

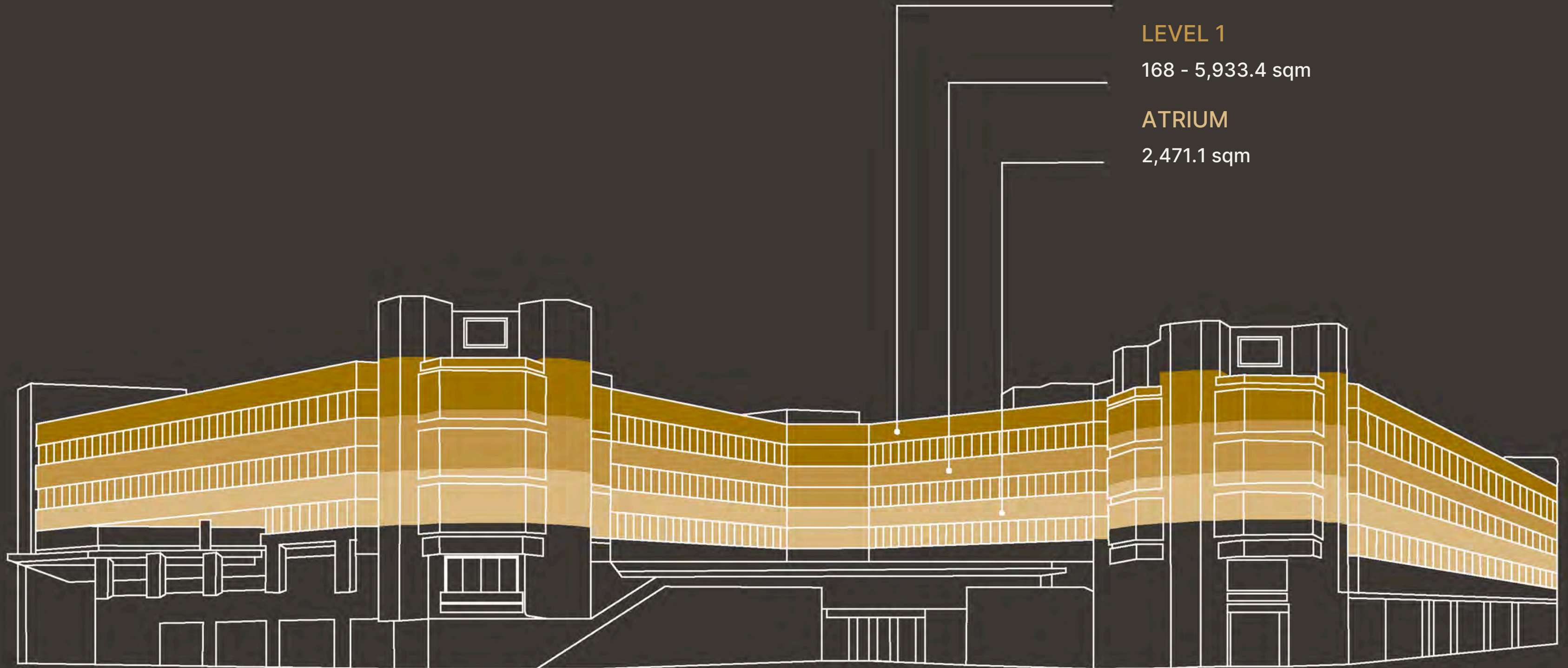
168 - 6,067.8 sqm

LEVEL 1

168 - 5,933.4 sqm

ATRIUM

2,471.1 sqm

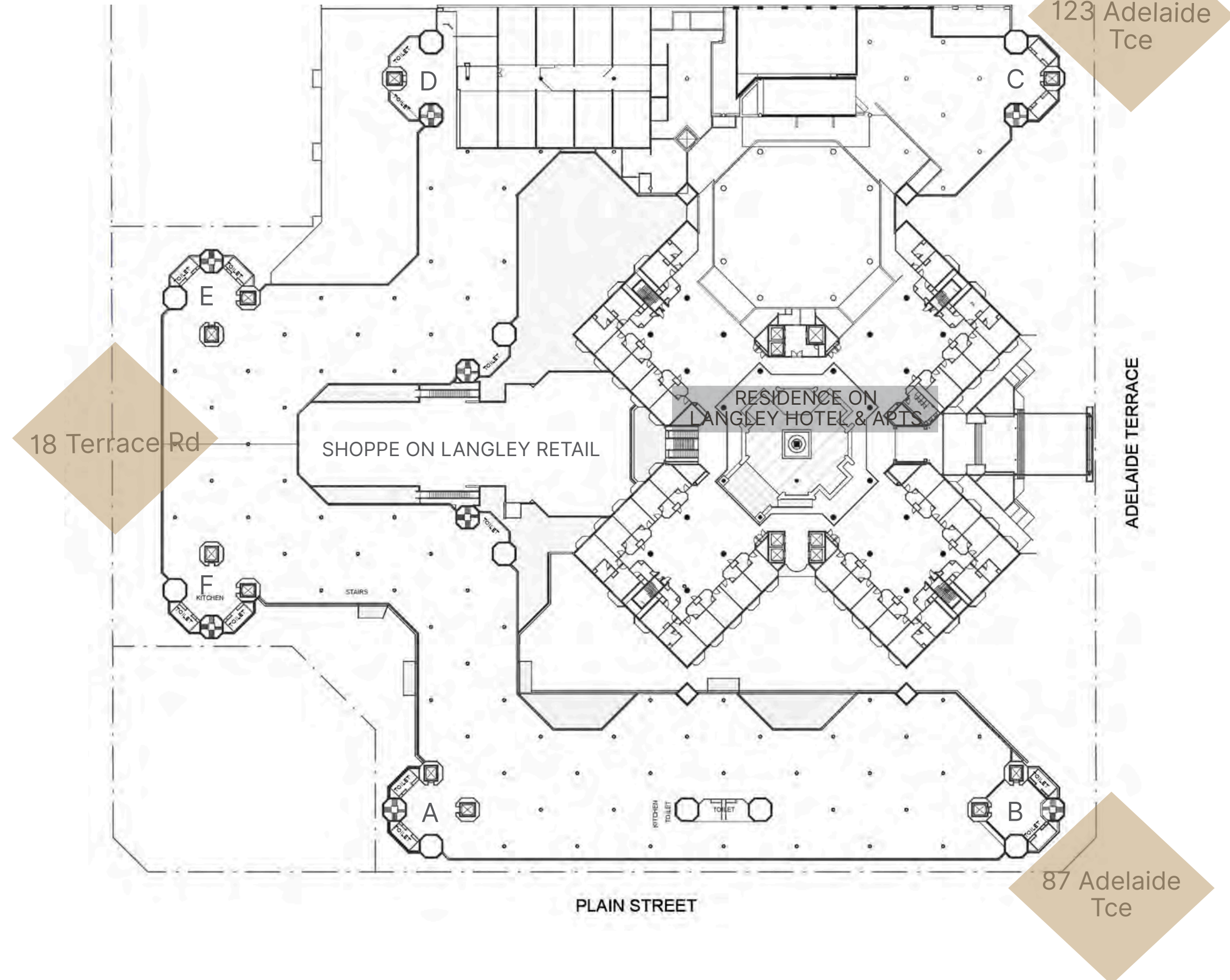


PROPERTY OVERVIEW



Cores A - F represent individual lift lobbies each providing access from office to the retail plaza and car park.

All diagrams are conceptual and not drawn to scale. Dimensions and layout are for reference only.



PROPERTY OVERVIEW

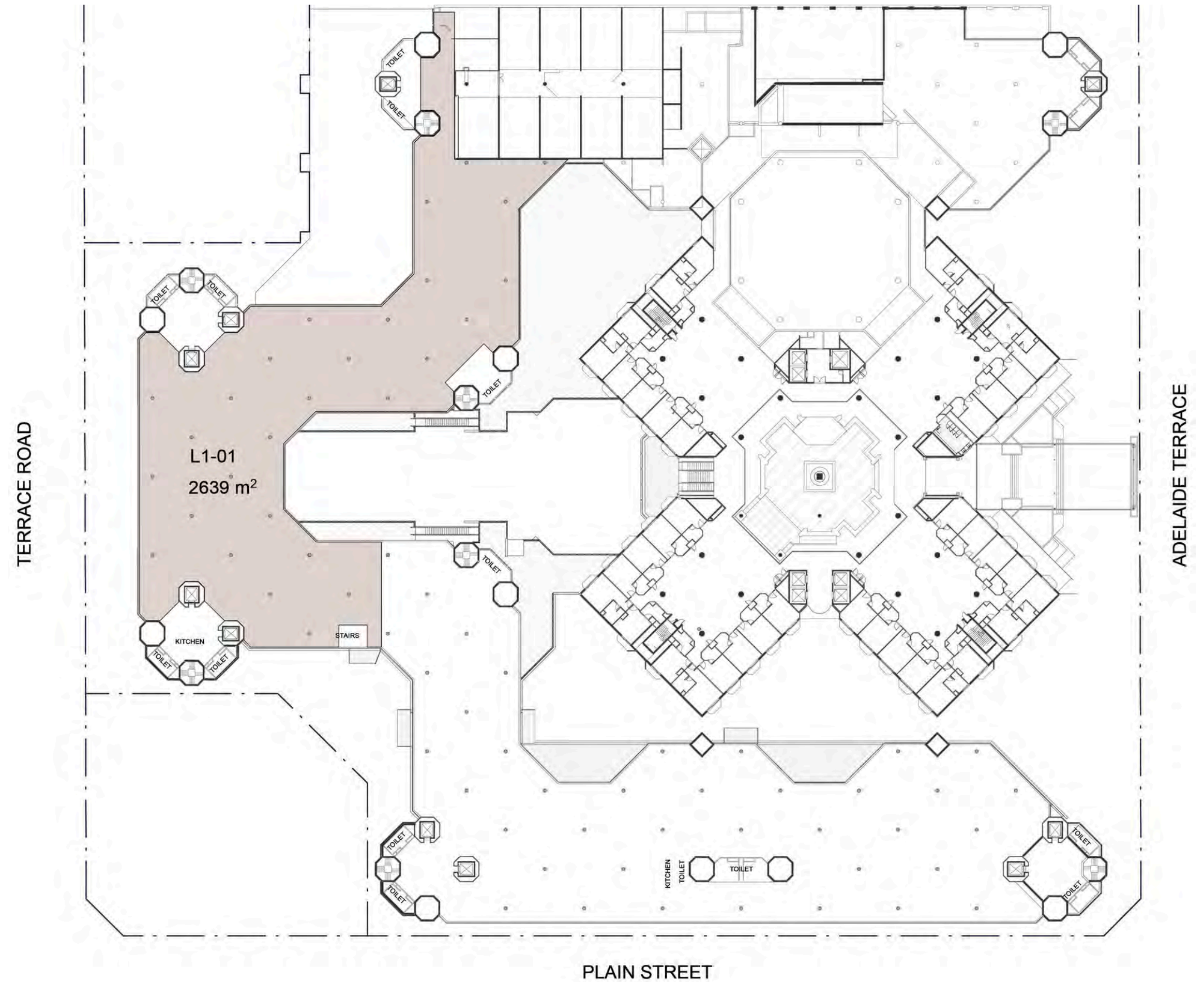


Level 1, 18 Terrace Rd

Indicative floor plan.

*Flexible floor plate with option to reduce or increase lettable area.
Views of Langley Park and Swan River.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



PROPERTY OVERVIEW

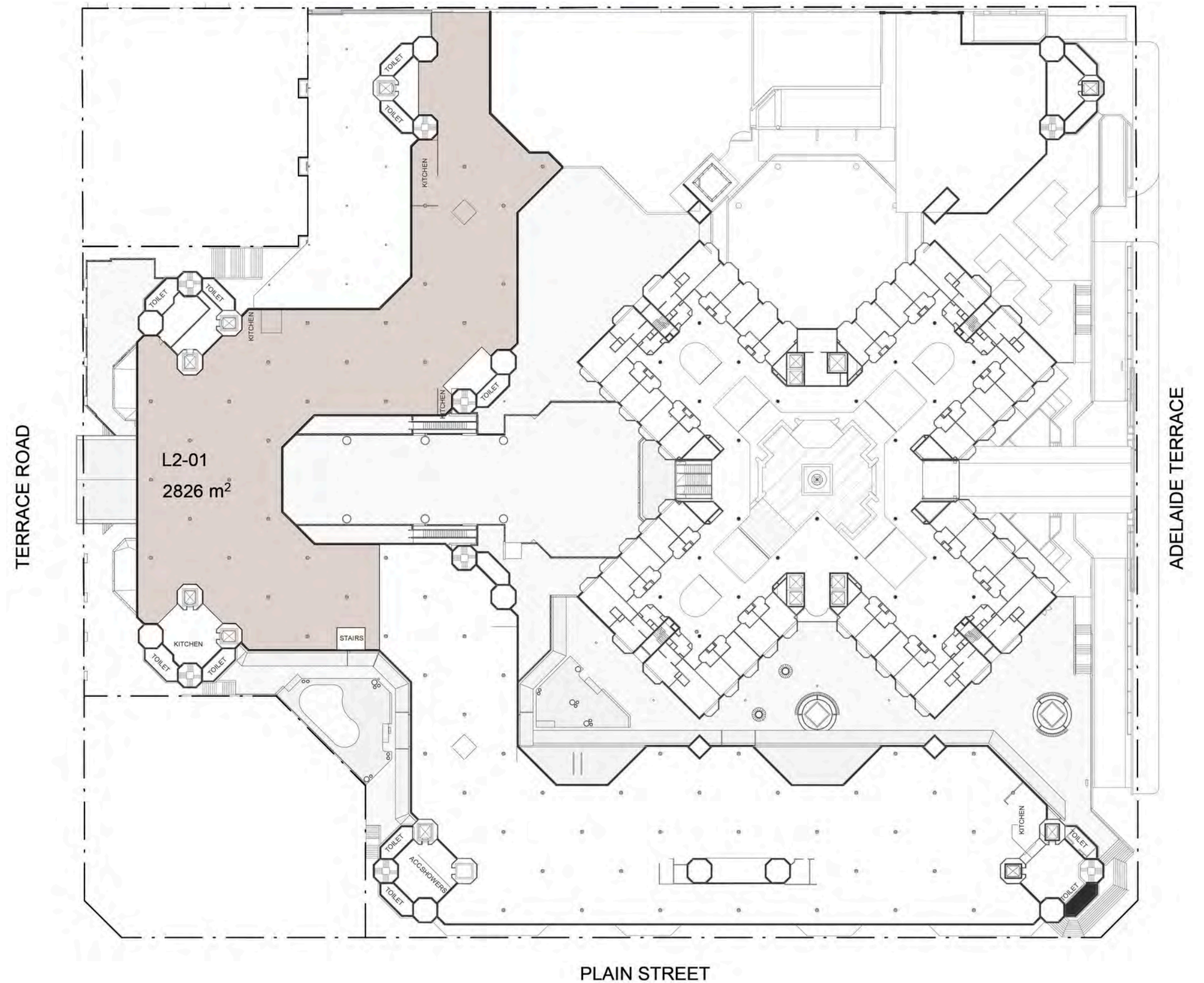


Level 2, 18 Terrace Rd

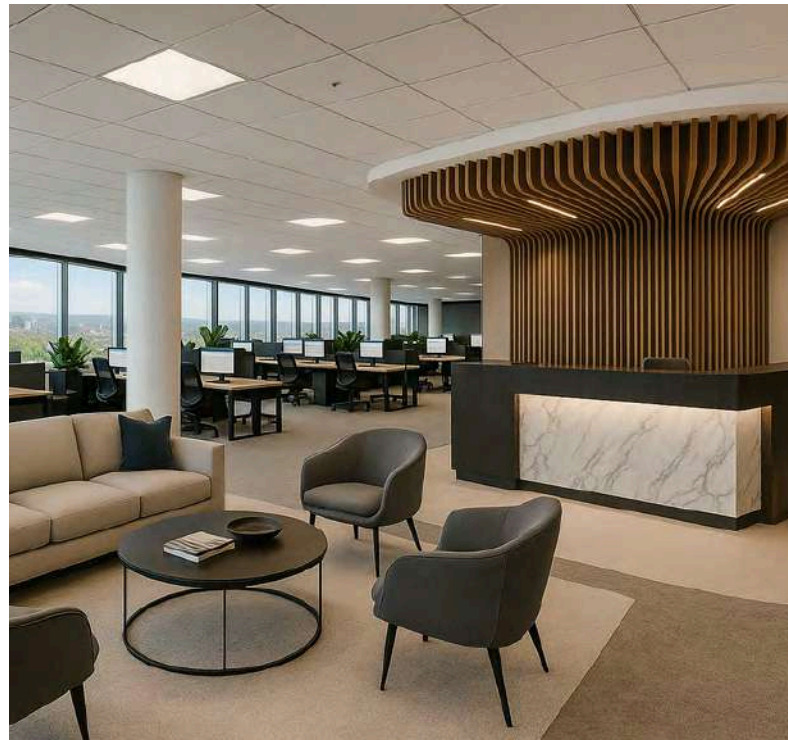
Indicative floor plan.

*Flexible floor plate with option to reduce or increase lettable area.
Views of Langley Park and Swan River.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



PROPERTY OVERVIEW

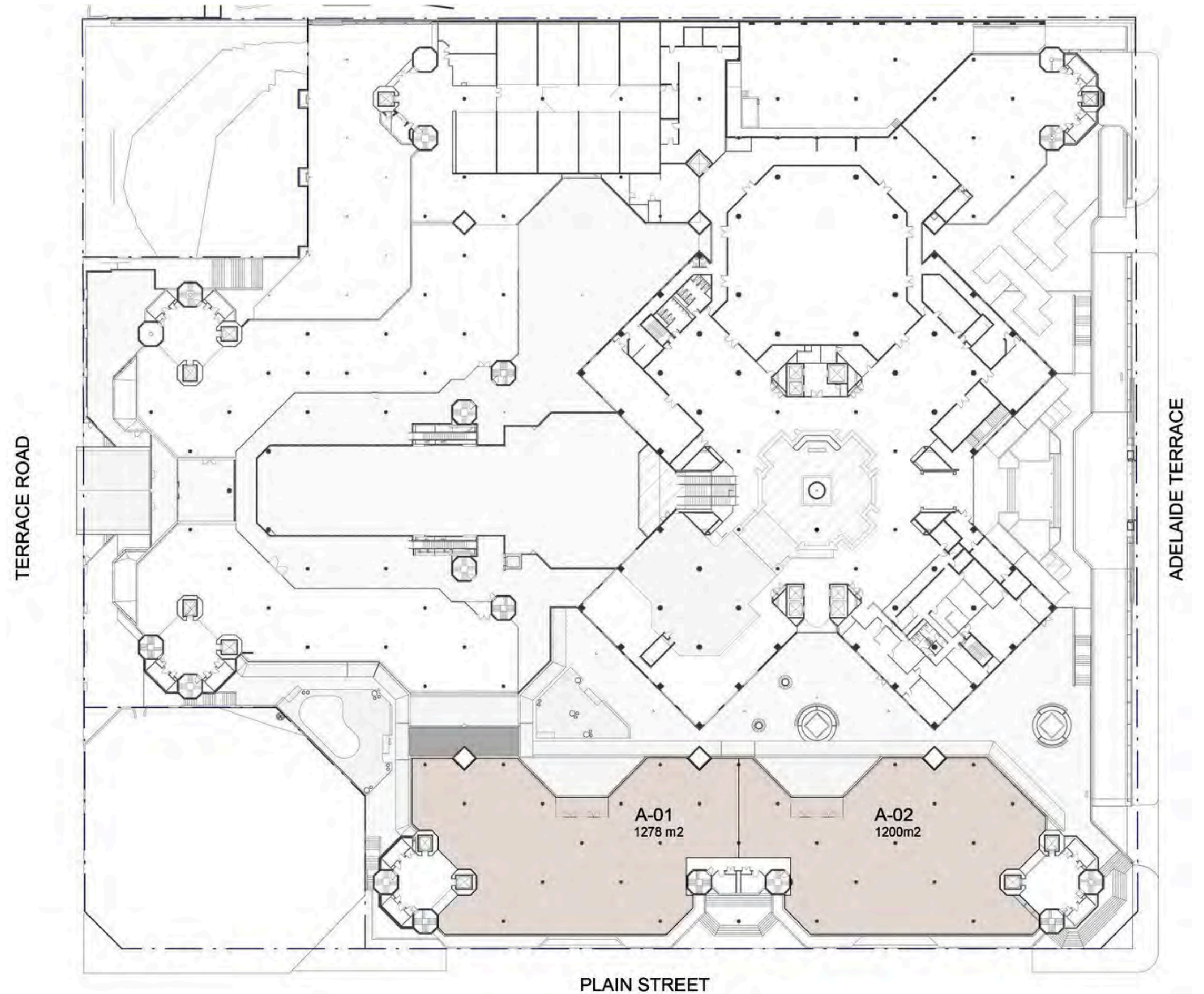


Level Atrium, 87 Adelaide Tce

Indicative floor plan.

*Flexible floor plate.
Entry via 87 Adelaide Tce.
Views of Plain St and Boorloo Bridge.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



PROPERTY OVERVIEW

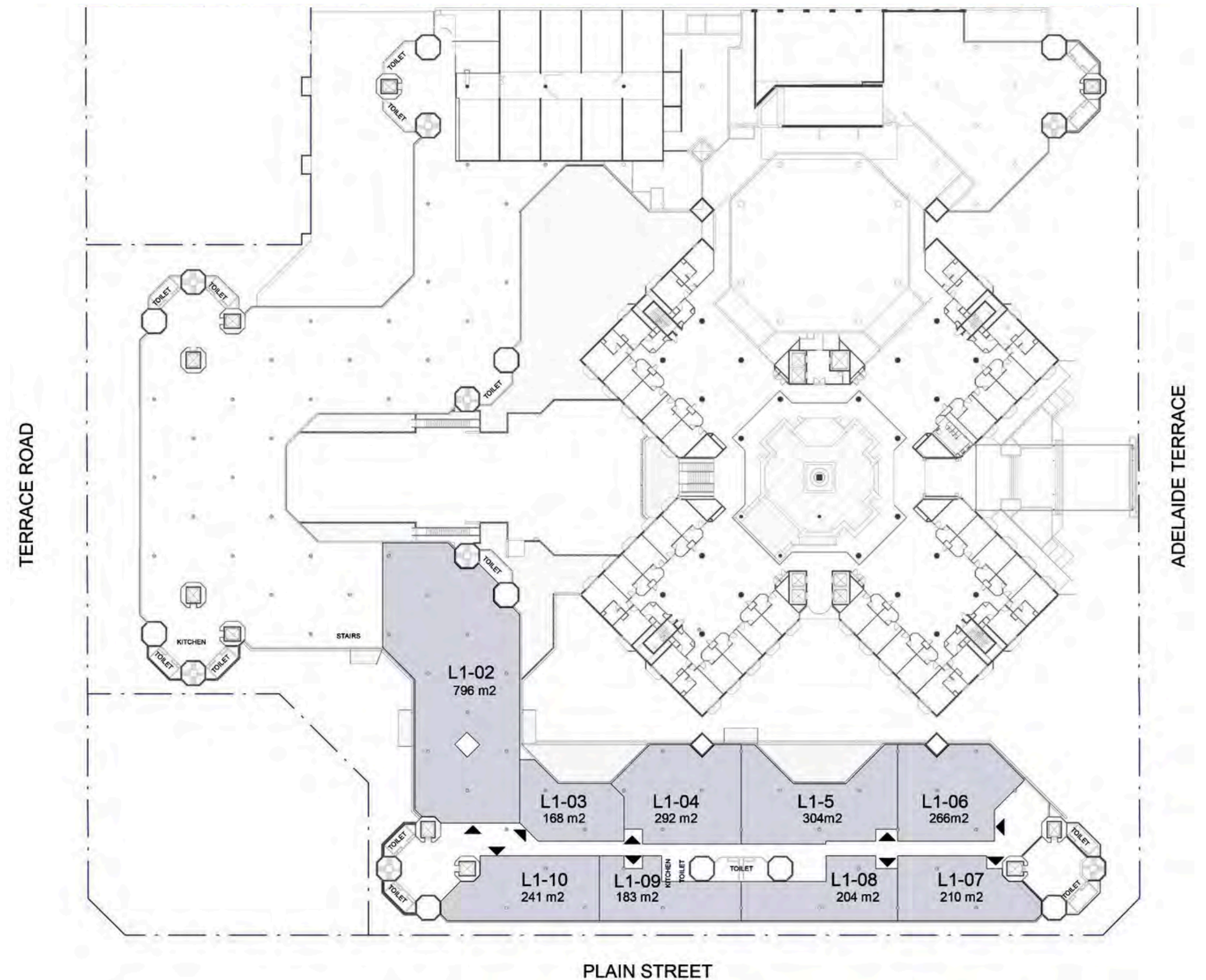


Level 1, 87 Adelaide Tce

Indicative floor plan.

*Flexible floor plate.
Entry via 87 Adelaide Tce.
Views of Plain St and Boorloo Bridge.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



PROPERTY OVERVIEW

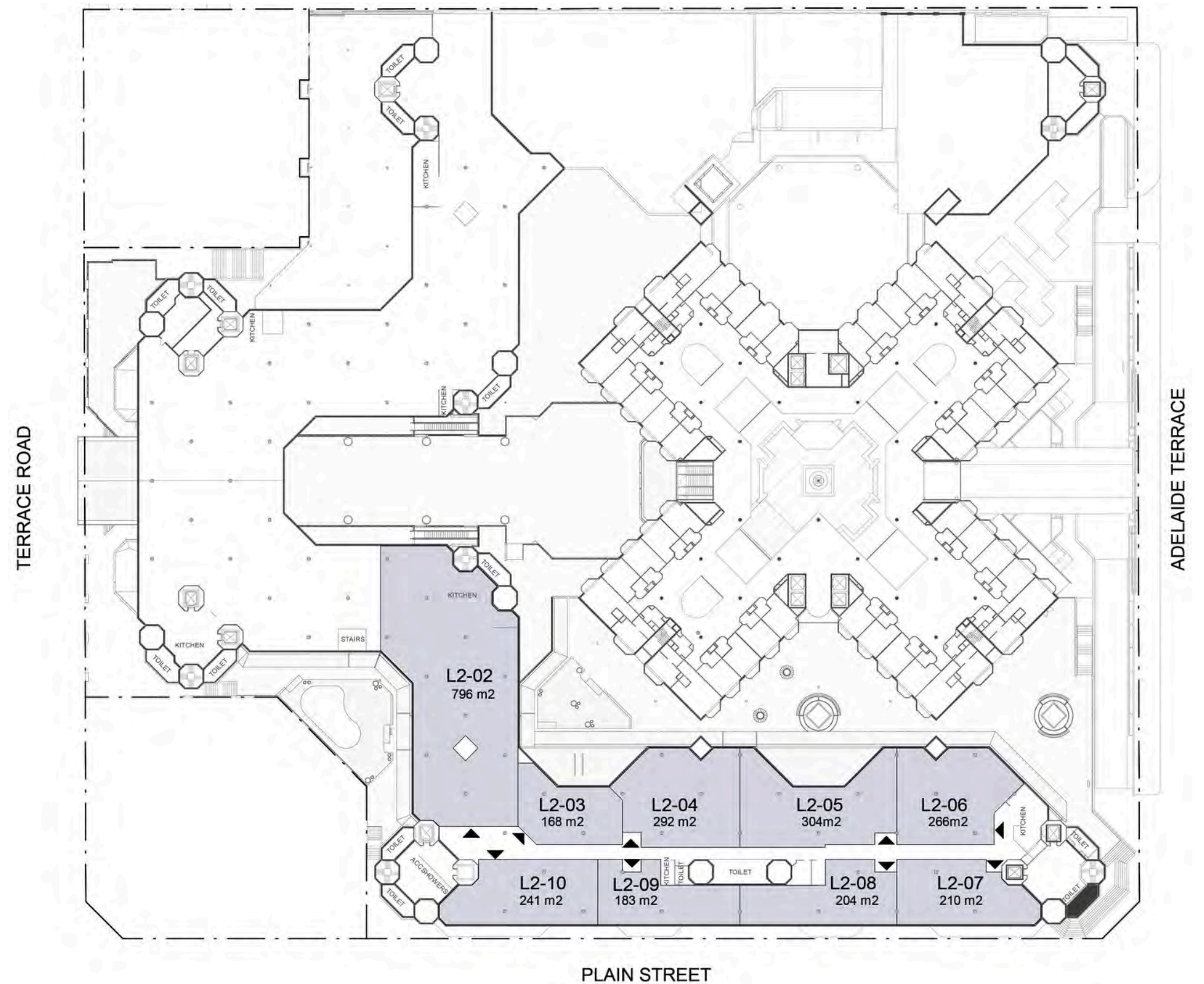


Level 2, 87 Adelaide Tce

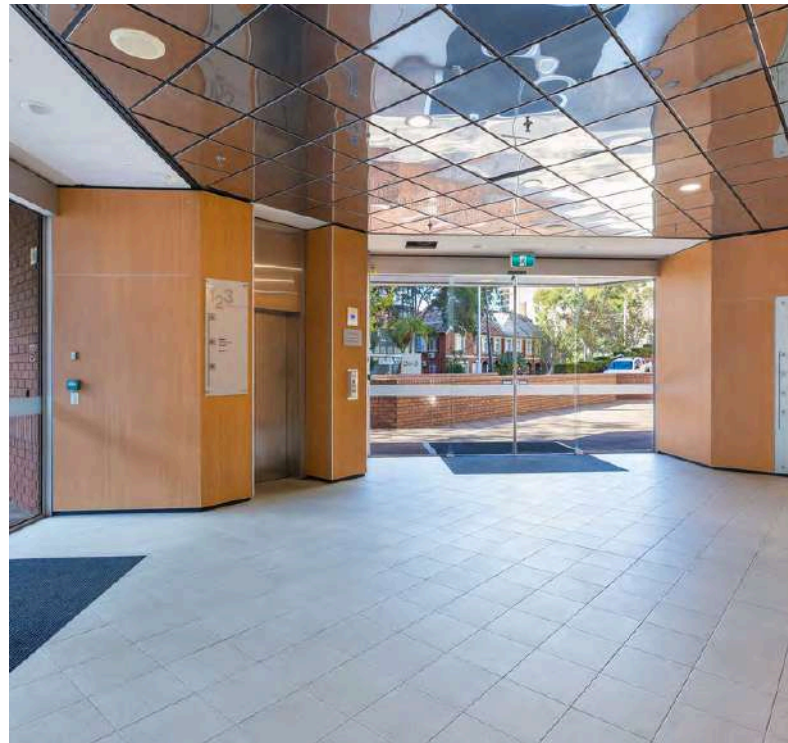
Indicative floor plan.

*Flexible floor plate.
Entry via 87 Adelaide Tce.
Views of Plain St and Boorloo Bridge.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



PROPERTY OVERVIEW

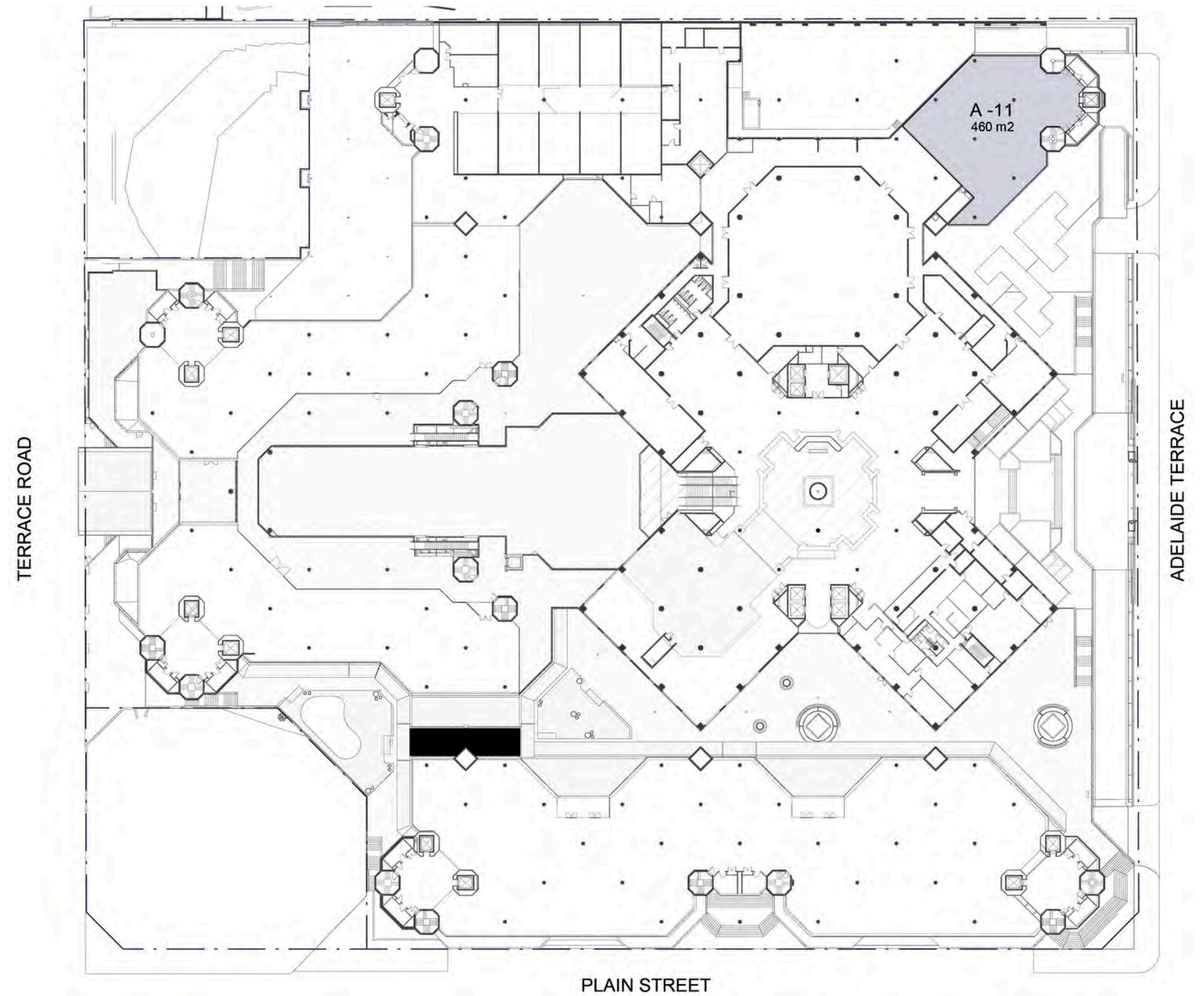


Atrium Level, 123 Adelaide Tce

Indicative floor plan.

*Flexible floor plate.
12 min bus ride to CBD.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



PROPERTY OVERVIEW

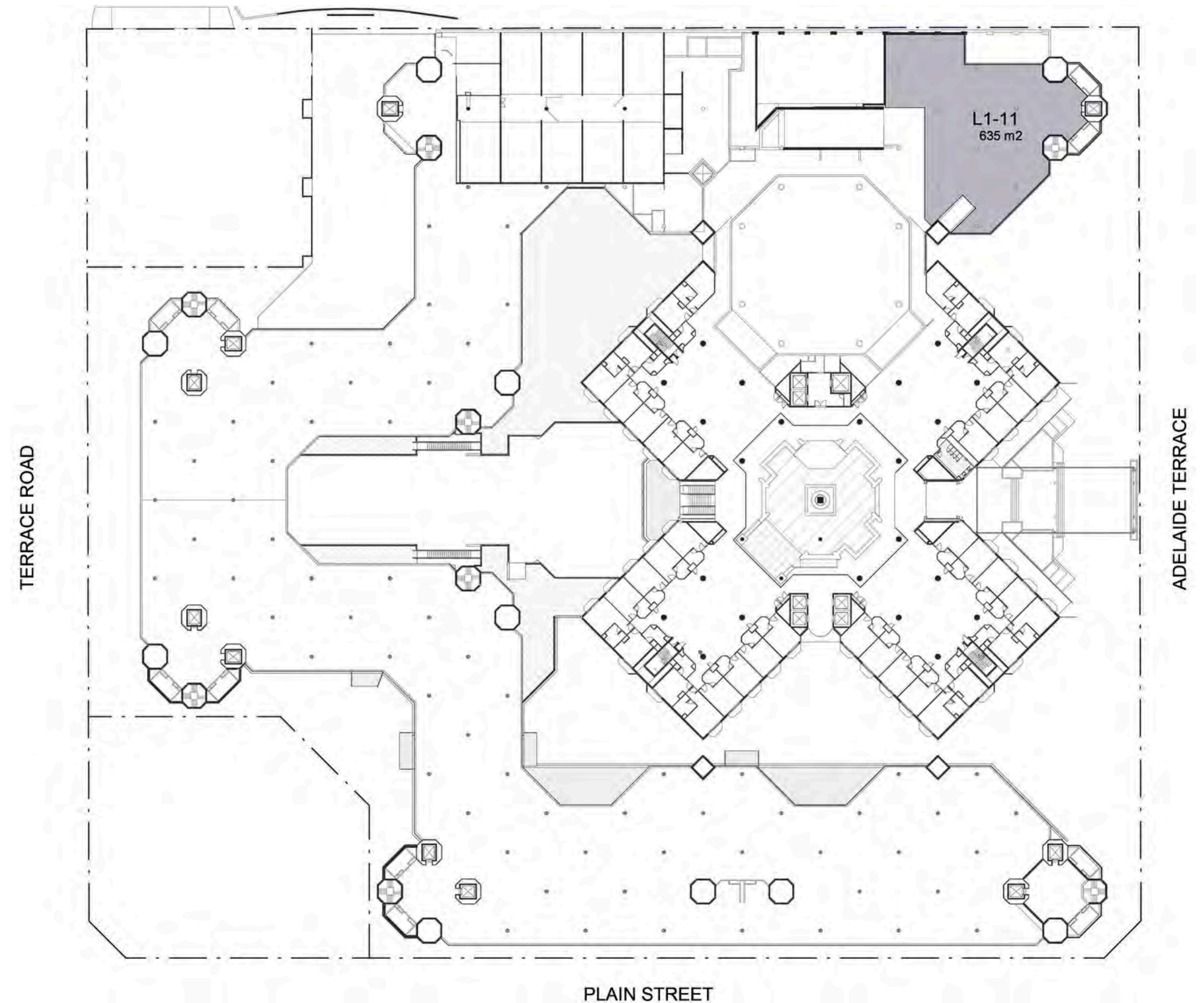


Level 1, 123 Adelaide Tce

Indicative floor plan.

*Flexible floor plate.
12 min bus ride to CBD.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



PROPERTY OVERVIEW

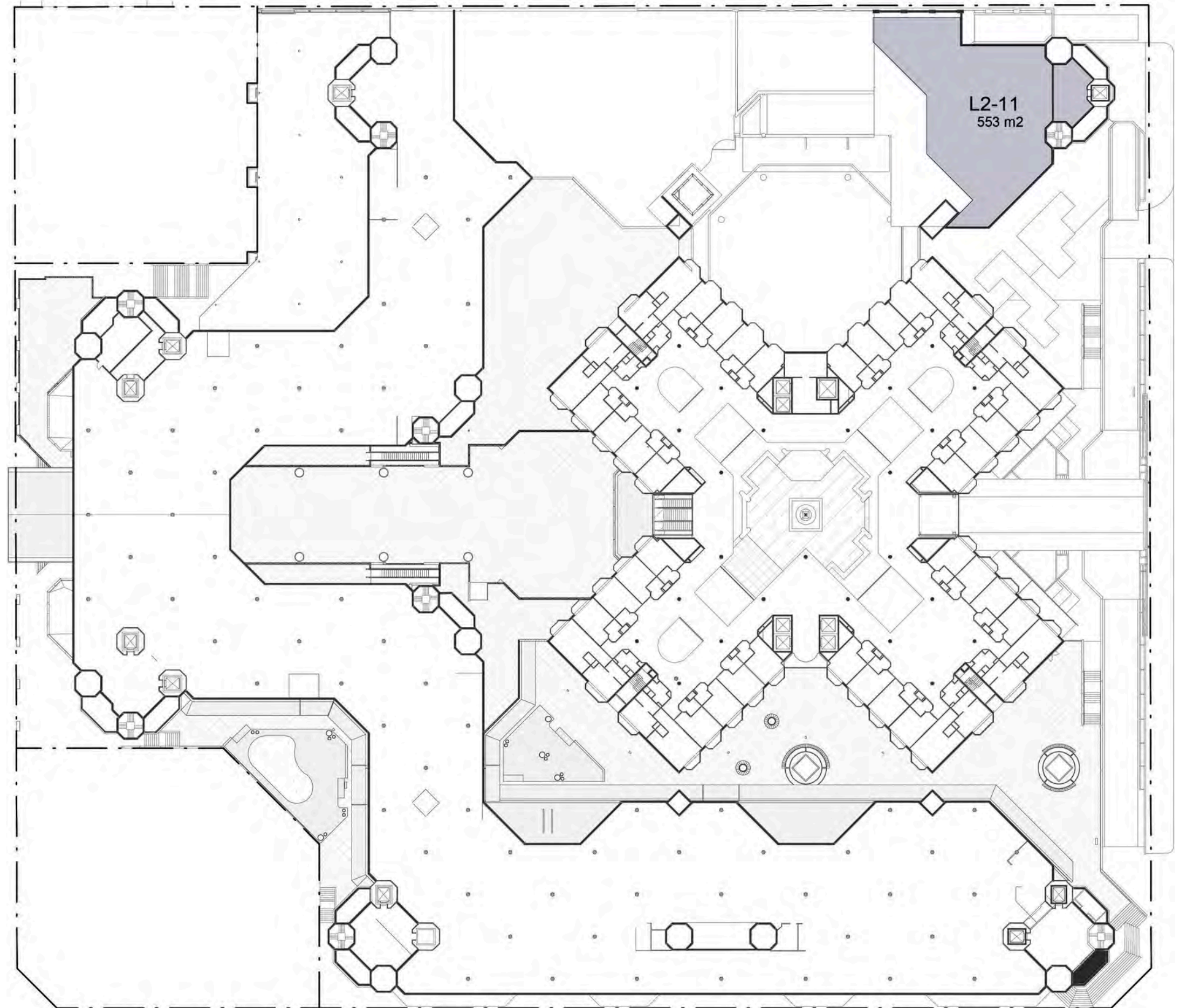


Level 2, 123 Adelaide Tce

Indicative floor plan.

*Flexible floor plate.
12 min bus ride to CBD.*

*All diagrams are conceptual and not drawn to scale.
Dimensions and layout are for reference only.*



BUILDING SPECIFICATIONS

Management

- Grand Hotel Group Pty Ltd

Construction

- Completion due Q3 2025

Floor Plate (NLA)

- AT – approx. 2,500 sqm
- L1 – approx. 5,600 sqm
- L2 – approx. 5,700 sqm
- Total NLA – 14,800 sqm

Occupational Design

- 1 person / 10 sqm

Building Hours

- 9:00am – 5:30pm, Mon–Fri (excl. Public Holidays)
- Full-time management and onsite personnel
- Online tenant service request system

Air Conditioning

- 4 x AC plant rooms per floor
- 2 x Chillers
- 2 x Cooling towers for tenant condenser loop
- Central plant chilled water system
- Operational: Mon–Fri, 7:00am – 6:00pm
- 24/7 after-hours access (additional cost)

Security

- Access card proximity readers
- Control room
- CCTV (main areas + car park)
- Cloud-based CCTV storage

Key Card System

- Gallagher system

Ceiling Heights

- Slab to slab: 3,450 mm
- Tenant ceiling: 2,750 mm

Passenger Lifts

- 2 per office core (Otis & ThyssenKrupp)
- Capacity: 17 people / 1,150 kg

Fire Protection

- FIP, EWIS, detectors, sprinklers, hydrants, hose reels, extinguishers, fire doors, sprinkler pumps (electric & diesel)

Sustainability

- NABERS Energy Rating: 2.5 Stars with a pathway to 5.5 Stars

Parking

- 435 bays
- Loading dock & courier parking
- EV Charging

End-of-Trip Facilities

- Ironing station, towel service
- Hair dryers & straighteners
- 168 lockers, 95 bike storage
- 10 showers
- Dedicated male & female change rooms
- E-ride charging stations

Meeting Rooms

- L2: 2 rooms (12–16 pax each)
- L3: 2 rooms (12–16 pax each)

Communications

- 5 x communications risers per core

Level 1 Facilities

- 4 Private shower rooms
- 126 Lockers
- 7 Kitchens
- 5 Bathroom areas
- 1 Double quiet booths
- 3 Single quiet booths

Level 2 Facilities

- 4 Kitchens
- 5 Bathroom areas

PRECINCT AMENITIES

Supermarket, 24-hour gym, childcare, medical centre, restaurants, liquor store, beauty salons and entertainment.



RETAILERS

Foodies Market (IGA)
Porters Liquor
Next Practice Medical Centre
The Track
Zambrero

Coming Soon*

LuxeGlo Medical Aesthetics
Criniti's
Kuddly Panda
Langley Nails



PREMIUM STAYS



Residence on Langley Park offers studio to two-bedroom apartments, standard rooms, and suites (33–132 sqm) designed for comfort and flexibility. Steps from East Perth retail, it features free WiFi, onsite parking, and CAT bus access to the CBD. Amenities include meeting rooms, event spaces, a heated pool, and gym. Overlooking the Swan River and minutes from the city centre, it blends urban convenience with riverside calm.

Exclusive Office Tenant Perks

Pool & gym access. Special rates on stays and venues. *T&Cs apply.



Photo courtesy of Victoria Marano

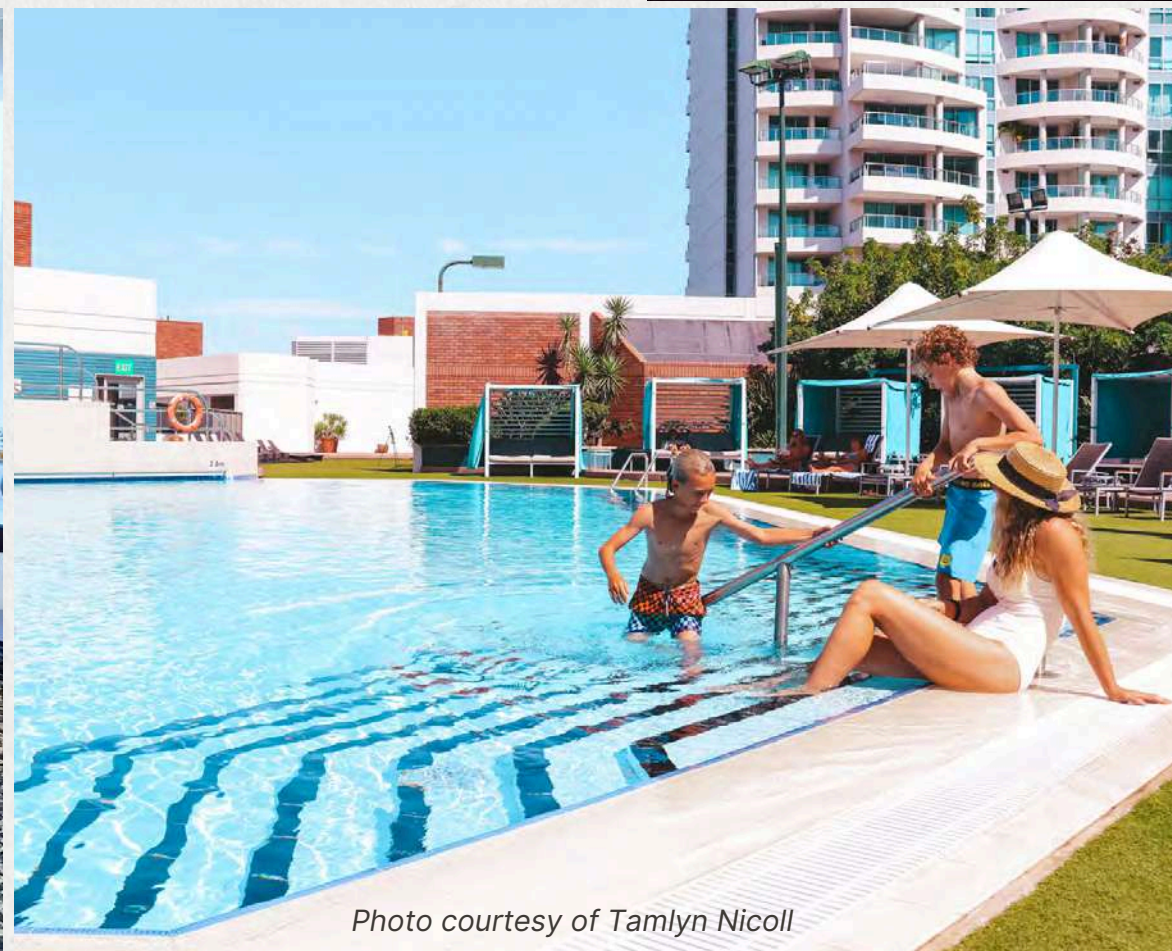
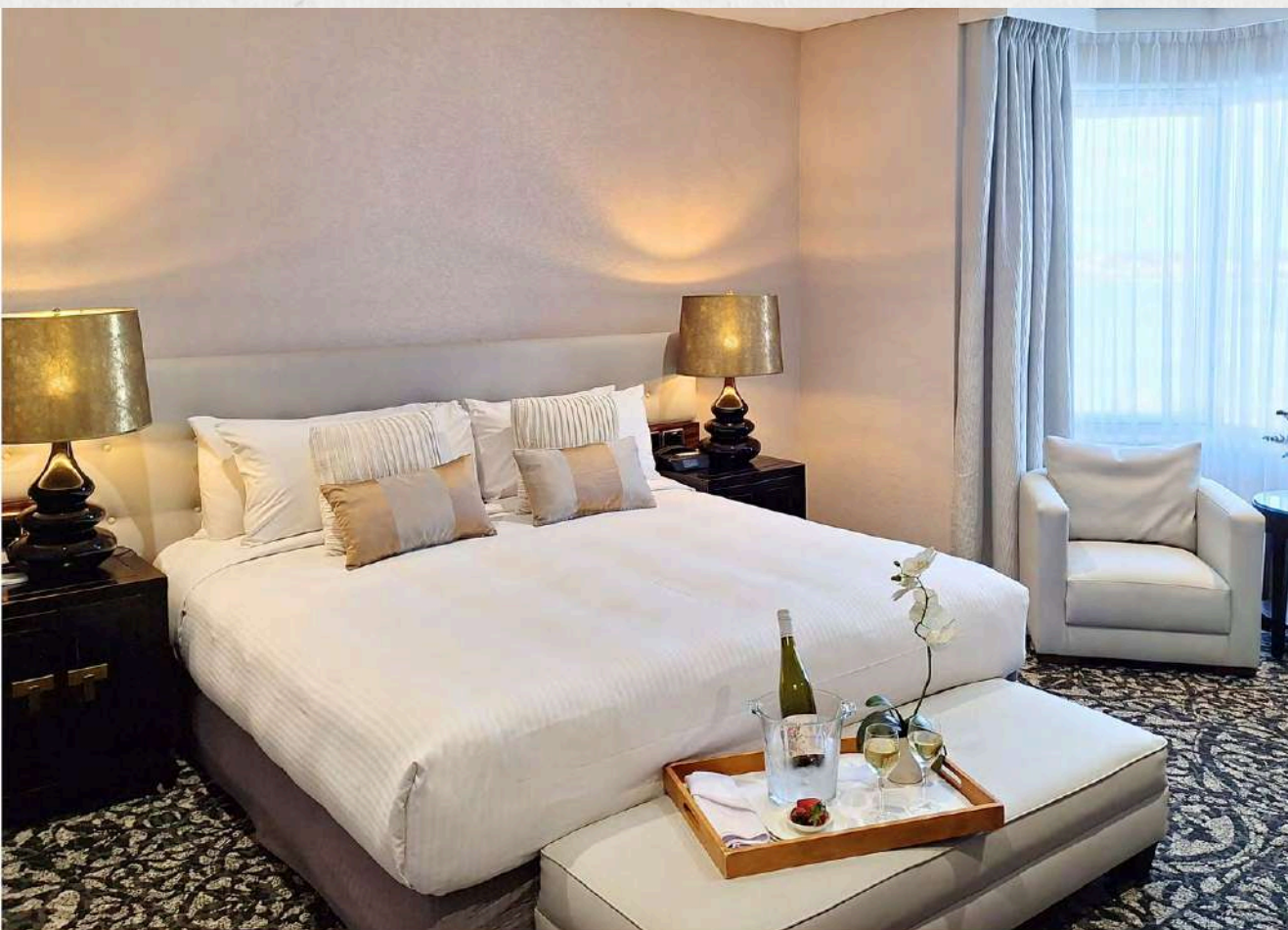


Photo courtesy of Tamlyn Nicoll



SERVICED APARTMENTS

As serviced apartments, each residence is thoughtfully designed to provide the perfect blend of comfort and hotel-style convenience. Residence on Langley Park is well-suited for extended stays, corporate relocations, and diverse requirements.



ROOM AMENITIES

- In-room safe
- Flat-screen TV
- Refrigerator
- Iron and ironing board
- Fully equipped Kitchenette
- Tea and coffee facilities
- Washer and dryer*

*(available in select rooms)

ABOUT THE OWNER

Tuan Sing Holdings Limited is a Singapore-listed real estate investment and development group with over 50 years of experience across the Asia Pacific. Known for its strategic, high-quality developments across residential, commercial, and hospitality sectors, the Group's portfolio includes key assets in Australia managed through its wholly owned subsidiary, Grand Hotel Group (GHG). In Melbourne, GHG owns the landmark Grand Hyatt Melbourne, a luxury mixed-use property featuring premium office and retail space in the heart of the CBD.

In Perth, The Residence at 99 Adelaide Terrace anchors an integrated development comprising hotel and serviced apartments, a three-level commercial centre, a retail podium, and a self-managed carpark with 435 bays. The commercial component offers approximately 16,000 sqm of lettable space and is currently undergoing asset enhancement. Adjacent to this, Shoppe on Langley Park is being transformed into a dynamic retail precinct offering F&B, beauty and wellness, convenience and lifestyle tenancies with phased completions..

These well-located, professionally managed assets reflect Tuan Sing's long-term vision of creating vibrant mixed-use environments and attractive leasing opportunities in Australia's gateway cities.

The Grand Hotel Group (GHG) is a wholly-owned subsidiary of Tuan Sing Holdings Limited



TUAN SING HOLDINGS LIMITED



Grand Hotel Group

18

TERRACE

Road

NOW LEASING

AJ Ewers

Manager | Leasing

+61 0473 146 544

aj_ewers@ghg.net.au

Jonathan Rahardjo

Manager | Leasing

+61 0407 104 475

jonathan_rahardjo@ghg.net.au

18 Terrace Road, Perth WA 6004

www.18terraceroad.com