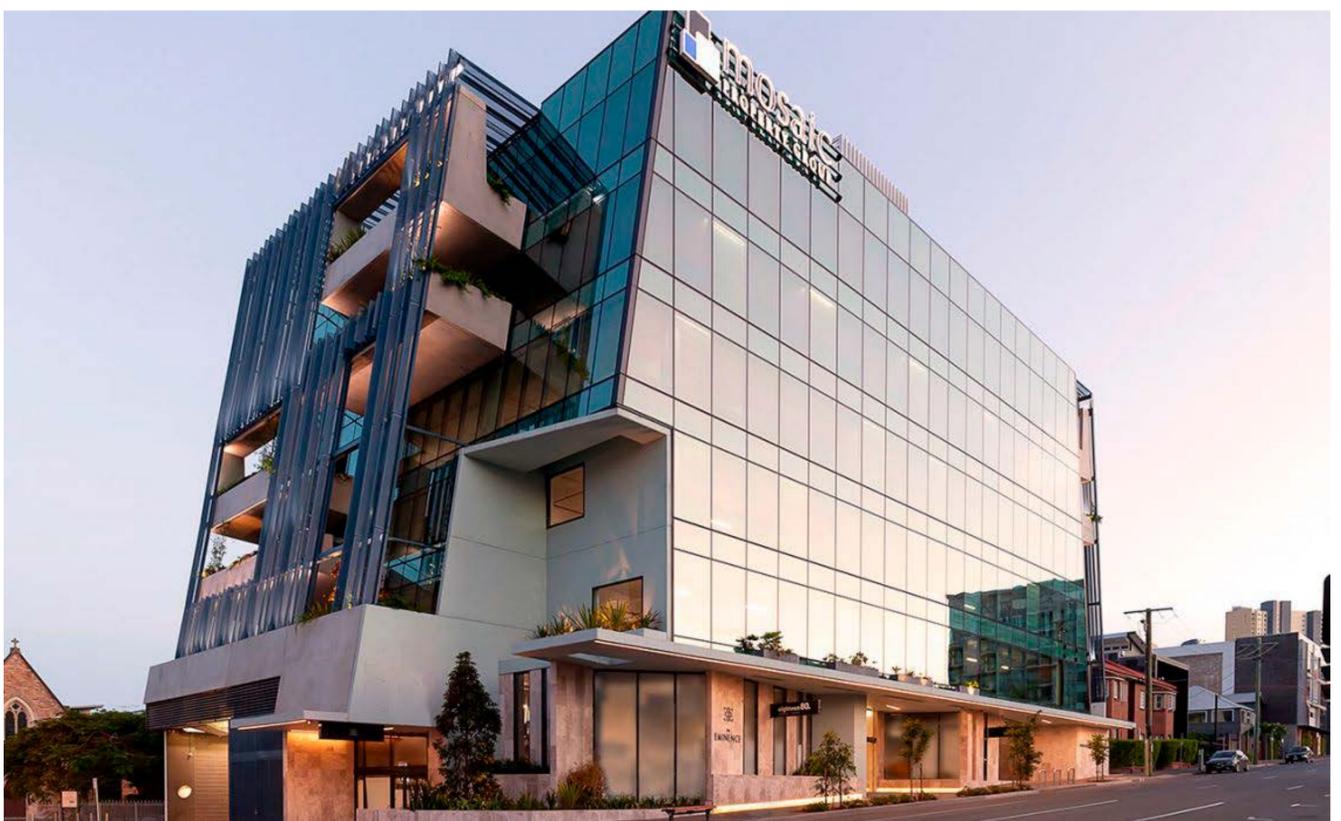


Mosaic and Pellegrino launch \$40m Fortitude Valley hub

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Staff Writers

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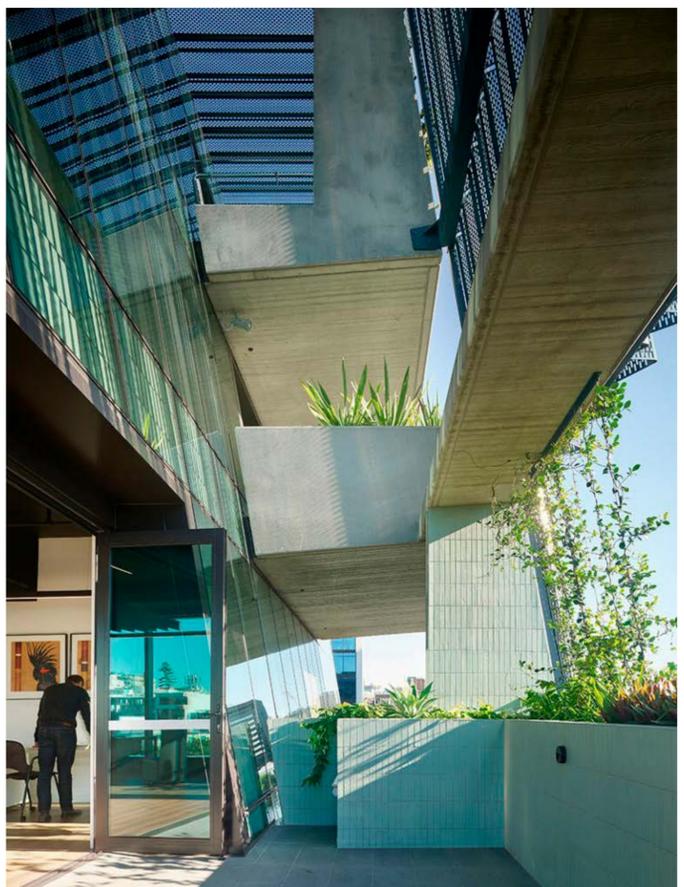


JOINT venture partners Mosaic Property Group and Pellegrino Group Australia have unveiled their completed trophy asset, the \$40 million commercial and retail hub The Eminence in Fortitude Valley.

Designed in partnership with O'Neil Architecture and constructed by McNab, the distinctive 89 McLachlan St building offers 4,210 sqm of total floor space over six levels and has been purpose-designed for companies with smaller footprints, requiring anywhere from 200 sqm upwards of A grade office space. The building has been designed for a 5 Star NABERS energy rating and to 6 Star Greenstar criteria.

Rather than a stepped design, the north and south facades taper at a ten-degree angle and a perforated, folding metal screen is fixed to the facades at the same angle. The bulk of the building is clad with a glazed curtain wall system, while some sections are exposed concrete, and balconies are built into voids throughout the façade.

Atop the building is a 320 sqm Sky Terrace with framed views of Brisbane's CBD, New Farm and Fortitude Valley. The terrace features subtropical landscaping and five different zones fit out with custom-designed Jordan and Tate furniture.



Pellegrino purchased site in 2014 for \$2.5 million. Initially earmarked for residential use, a gap was identified for smaller format office buildings with flexible floor plates.

Mosaic and Pellegrino have retained space in The Eminence as their Brisbane headquarters with Mosaic retaining signage rights for the building.

Mosaic Property Group founder and managing director, Brook Monahan, said it was after realising that existing and planned office buildings in Brisbane's city-fringe were greater than 15,000 sqm that they decided to tailor a solution specifically for the undersupplied small business market.

Monahan said tenant scale varies from international public companies to local private companies.

The Eminence features three ground level retail spaces, including lobby café Eighteen80, operated by Sydney-based hospitality group, The Fresh Collective.