

DEVELOPMENT MANAGEMENT CASE STUDY

RIVERSIDE CENTRE
BRISBANE



PROJECT SNAPSHOT

Address	123 Eagle Street Brisbane QLD
Client	GPT
Project Value	N/A
CAPEX Budget	\$4m

MARQUETTE SCOPE

- ▶ Strategic Asset Planning
- ▶ Design Management
- ▶ Leasing Management



PROJECT DESCRIPTION

The Riverside Centre is Brisbane's premier Premium Grade office building and the centrepiece of a significant riverfront precinct. In 2013 GPT opened 5 new restaurants on the concourse area to replace a conventional food court which had been in operation for many years. By early 2014 four of the five tenants were failing to pay rent and patronage was declining.

Marquette was engaged as the strategic advisor to identify the failings and ensure the precinct was restored to a more conventional and user friendly food

and beverage destination. We undertook a review of the current offering and surrounding competition. An asset plan was developed, a consultant team engaged and we quickly set about converting the waterfront eateries into an appealing breakfast and lunchtime location that responded to what office tenants wanted.

During the appointment, Marquette and its consultant team rebranded, redesigned and leased the food court prior to construction commencement.