



ON THE LEVEL: Trident's Mitch Connell scored a pleasing result at this Spring Hill property. Picture: Annette Dew

Makeover seals the deal for consultants

CHRIS HERDE

A SMALL fringe office building that underwent an extreme makeover is now full after welcoming two new tenants.

The Berson Properties owned three-level building at 232 St Pauls Tce, Spring Hill, has been refurbished under the guidance of Trident Corporation.

Since its completion, national engineering consulting firm Wood & Grieve Engineers has relocated into 550sq m over levels 2 and 3.

Also, Hutchinson Builders has secured 450sq m in on the

ground floor as an overflow project office space.

The building has a weighted average lease expiry of six years.

Trident's Mitch Connell said as well as the design and refurbishment of the building, Trident executed a leasing campaign.

The refurbishment included a full internal strip-out of the previous fit-out, painting of the facade, a new internal lift, updating the airconditioning system, installing new ceilings and lighting and refurbishing the outdoor entertaining area on level 3.

"The refurbishment really modernised the building," Mr Connell said.

"With vacancy increasing and tenant demand softening we are finding more than ever that if stock presents poorly it just isn't moving."

It is understood the building was marketed for about \$440/sq m.

Wood & Grieve was previously at the Hotel Grand Chancellor at Leichhardt St, Spring Hill.

It had to relocate because the hotel was converting office space back into hotel rooms.

Mr Connell said the refurbishment of the outdoor enter-

taining area on level 3 was an important factor in luring the company to 232 St Pauls Tce.

"The point of difference for us was that we had the ability to create that open outdoor entertaining area on level 3," he said. "Wood & Grieve have monthly staff events and that outdoor entertaining area was very important to them."

"Also, this building has excellent exposure to St Pauls Tce and Wood & Grieve has taken advantage of this with the installation of a large illuminated sign on the front facade of the building."