

The Capital

155 Queen St, Brisbane



CLIENT	Brisbane Marketing
PROJECT SIZE	2,400sqm
PROJECT LENGTH	10 weeks
YEAR COMPLETED	2016

PROJECT FEATURES

2 x large, flexible event spaces

Reception area

Meeting, training and breakout areas

Open and confined workspaces

Mechanical services re-design achieved double capacity for occupancy

FDC were engaged by Brisbane Marketing to create a 3 story coworking environment for startup communities Fishburners & Little Tokyo Two at Levels 2, 3 & 4, 155 Queen St, Brisbane, in the heart of the Queen St Retail Precinct.

Clients, Brisbane Marketing, are the Economic Development Board that promotes and shapes Brisbane as a destination of choice for business, tourism and lifestyle. Brisbane Marketing aims to promote Brisbane as the destination for business, investment attraction and leisure. The tenants, Fishburners and Little Tokyo Two, are two of Australia's premier co-working space providers.

FDC were engaged by Brisbane Marketing to create a 3 story coworking environment for startup communities Fishburners & Little Tokyo Two at Levels 2, 3 & 4, 155 Queen St, Brisbane, in the heart of the Queen St Retail Precinct. The space includes workstations and meeting rooms for over 220 entrepreneurs on levels 3 & 4 along with an impressive function and event space on level 2.

Given the limited budget (<\$800/M2), FDC proposed conversion of the contract to a Fixed Lump Sum Design & Construct Contract, which realised significant construction cost savings for Brisbane Marketing, and allowing FDC to

add considerable value, by reducing FDC's administrative costs and allowing FDC design-led input which transformed the project into an overwhelming success.

Spread over 2,400sqm floors, the project includes 2 flexible event spaces as well as reception, breakout training and significant meeting and workspace areas. Under the converted 'Design & Construct contract, a mechanical services re-design achieved double capacity for occupancy via FDC-led alternative design solution utilising refrigerated outside air – an important factor in boosting event and workspace capacity.

