



Office space affords direct exposure to FIFO traffic in NW WA's largest airport
800sqm office space for lease in newly redeveloped Karratha Airport terminal building

PERTH, 2 FEBRUARY 2015 – Strong commercial interest is expected from resources and construction sector tenants in response to the lease of 800sqm of office space in newly redeveloped Karratha Airport in WA's north west Pilbara region, according to joint Leasing Agents JLL and Ray White – Karratha.

Karratha Airport is the state's second busiest airport, behind Perth, and services the 'engine room' of WA's resources sector with 870,000 passengers passing through the airport at its peak.

According to JLL Associate Director Office Leasing WA, Ross Skelton, the \$34million upgrade to the terminal building, commissioned by owner-operator the City of Karratha, will see a 1,850sqm increase in floor space with an aim of alleviating existing congestion, preventing future congestion and improving overall site amenity.

The upgrade also saw the addition of an 800sqm upper floor, office accommodation presenting a rare, strategic address for an incoming tenant.

"Office space at Karratha Airport delivers specific advantages, particularly for companies involved with the resources or construction sectors in the Pilbara.

"The positioning of this space within the terminal building affords an incoming tenant unrivalled direct exposure and access to FIFO and commercial traffic coming through the airport on a daily basis, and of course, prove highly convenient in terms of business operations and logistics," said Mr Skelton.

Joint Leasing Agent, Mr Shane Smith of Ray White – Karratha said a tenant will also enjoy the benefits of a high quality, modern premises by virtue of the site's redevelopment.

"The upper floor office space features views of the airstrip and ramp, as well as impressive views of Karratha proper. The offering also benefits from dedicated lift access and unparalleled security, plus easy access to all onsite amenity including retail, food and beverage, as well as ground transport facilities, such as the taxis and shuttles at the front of the terminal building," said Mr Smith.

Karratha Airport General Manager, Mitchell Cameron, said Karratha's economy is undergoing significant expansion and diversification and as a result, population is increasing and new commercial enterprises are being built with companies reaping the benefits.

"Karratha and the Pilbara are continuing to grow, so this project was not just about improving the facility for today, but also ensuring that the changes we make today will also accommodate future demand.

"Upon completion of the airport upgrade the number of flights in and out of Karratha will increase and we will have the capacity to accept international flights, which will be a very significant milestone for Karratha, and the greater business community in the Pilbara.

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"As a local government, we are delivering new quality infrastructure not previously seen this far north in Western Australia. Major projects completed in 2013/14 included the \$4.9million Youth Shed, the \$10.1million Pam Buchanan Family Centre, the \$6.3million Frank Butler Community Centre and the \$63.5million Karratha Leisureplex," said Mr Cameron.

Mr Skelton said the office space is being offered as a whole, or in part and is immediately available for fit out and occupation.

"This is truly a unique opportunity for a tenant to secure prime position in what is an exceptionally high quality redevelopment in the resources heartland of WA's north west, and we expect enquiry will reflect that," said Mr Skelton.

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