

# Maras upgrade bucks office COVID trend

GIUSEPPE TAURIELLO

THE first tenants have moved into Maras Group's refurbished office building at 74 Pirie Street in the city, which secured tenants for all six floors during the height of the COVID-19 pandemic.

The Adelaide Convention Bureau, planning firm Future Urban and trademark attorneys Phillips Ormonde Fitzpatrick are among new tenants in the building, which has been transformed from a C-grade building into an "A grade quality property".

Regional Thai restaurant Soi38 will open on the ground floor later this year as the final piece in the fully-leased puzzle.

Leasing of the office space in the building was led by CBRE and Savills.

CBRE senior director Michael Pfizner put the success of the campaign down to the building's 240sq m floor-plates and its high quality upgrade.

"Following the arrival of COVID-19, the view of most in the market was that demand for office accommodation would be significantly affected," he said.

"But this wasn't the case, as inquiry for the second quarter was up from previous years, with over 130 groups seeking space. "Importantly, over 80 per cent sought space less than 300sq m,



with the majority being 150-to-250sq m as the SME market continued to perform well."

The revamped building includes upgraded end-of-trip facilities, a new rooftop terrace and a "fish bowl" beaming out rotating colours of light from the top floor.

The end-of-trip facilities in the basement include bike racks, showers, lockers and an airing room, while the rooftop terrace features an open area facing Pirie Street and a covered retractable area that can be used for private functions.

Mr Pfizner said the rooftop was appealing to tenants and represented a "significant point of difference" to other buildings in the city.

"Companies will use this space as breakout areas for staff, client entertaining and networking through the building," he said.

"Amenity for staff continues to be a key driver for tenants selecting office accommodation options."

Adelaide Convention Bureau chief executive Damien Kitto and his team of 11 staff moved into level two of the building earlier this month after signing a five-year lease.

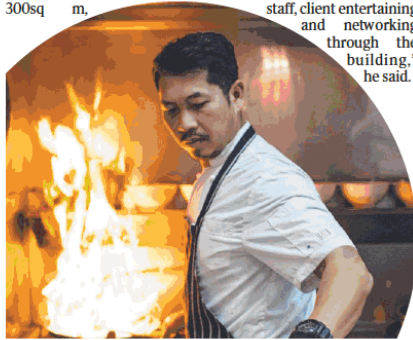
"We've gone through a restructure as a business and as part of that we undertook a review of our office lease," he said. "It's an old building but it's been stripped right back by Maras Group and it is essentially a new building - new services, new lifts, new plant and equipment."

Soi38 restaurant manager Daisy Miller who runs the hospitality business with husband and executive chef Terry Intarakhamhaeng, left, said the new venue would become the group's second CBD restaurant. "We came to the end of our lease at Pulteney Street and we were interested in moving to a slightly bigger space because we were so limited by the COVID restrictions," she said.

"Since COVID we had to think carefully about whether a move was the right thing to do, but the idea of being alongside (Osteria) Oggi and Abbots and Kinney was a real reward. Soi38 will open a new "student-focused" eatery at its Pulteney Street premises later this year.



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