

Expressions of Interest - New Tenants and Partners - The Fort Arts Hub!

The Fort Arts Hub Ltd. is seeking expressions of interest from professional artists and arts-based organisations looking for medium to long-term, affordable space within The Fort Arts Hub - an innovative new "creative hub". Centrally located at 57 Brunswick Street, Fortitude Valley 'The Fort' (the old Bell Bros. Building) is made up of ten leasable spaces - four of which have recently become available!

Current tenants include The Fort Arts Hub Ltd. (project management, functions and performance space, artist studios), Vintage Youth Broadcaster and United Notions Records (music studios), Rehab Records and Relics (music and art supplies), Fortwenty Gallery (gallery curators) and several independent artists and designers. We are seeking new tenants that further complement our charismatic, partly-heritage listed complex and the special arts project it hosts - affectionately known by many as 'The Fort'. See also www.thefort.org.au.

We are looking for tenants to take on minimum 2-year leases or until 13 November 2012 (in line with other tenants). All spaces include a car park (16m² – not included below). Shorter leases and sub-tenancy may be considered, please see contact details at the end of this document for enquiries.

Unit 1 - 58m² – Cafe or Office Space

Rent \$20,020p.a incl. GST + bills and professional fees

Specs: Large open-plan space accessible through the car park, main foyer or courtyard. Adjoins beautiful tropical courtyard which could be used for customer seating (negotiable). The unit has good lighting, many power-points and phone ports, air-conditioning, is separately lockable, private, carpeted (concrete under) and well insulated. Tenants considering a cafe or restaurant in this space would need to arrange all fit-outs. A 2-month rent free period would be provided, and a development application is currently being considered by Council, for this use. Cafe tenants should:

- Have experience
- Practice a high standard of service and presentation
- Pursue ethical practices
- Be ready to commence ASAP!

Unit 3 – 41m² – art gallery (preferred) or other retail

Rent: \$17,680p.a incl. GST + bills and professional fees

Specs: Exclusive use of the 48m² lockable gallery space (plus car park), accessible through the grand foyer. Front windows provide exceptional street exposure on the corner of Brunswick and Water Streets – passed by 50,000+ cars daily. Situated by the front entrance to this vibrant centre (adjacent to Rehab Records) there is a constant stream of people through the door each day.

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Over the past year and a half the current gallery tenants and curators, FORTwenty Gallery have earned a reputation of excellence for the sale and presentation of quality works. They have built strong relationships with dozens of local, national and international artists, buyers and collectors alike. Since launching the FORTwenty gallery they have facilitated over 30 successful exhibitions, featuring over 100 quality emerging and established artists. These current tenants may consider a partnership or sub-tenancy arrangement. Please direct enquiries of this nature to art@thefort.org.au. Use of professional lighting and hanging systems, mailing lists and contact databases, public liability and use of common areas for opening nights is additional.

Unit 7 - 90m2 - Film / Photography Studio / Office

Rent \$24 180p.a incl. GST + bills and professional fees

Specs: This unit includes a ready-made control room or office space and large cyclorama wall (photographic curve wall). This large space boasts great natural lighting, 2x exits, high ceilings, leafy outlook and 2x air-conditioning units. It is accessible via the car park or courtyard areas and adjoins toilet and kitchen facilities. Temporary office space and cyclorama wall are optional.

Unit 9 - 154m2 – Artist Studios / Offices

Rent: \$30 680p.a incl. GST + bills and professional fees

Specs: This huge space has been divided into 6 medium-sized lockable rooms and one large open space. 4 of these smaller rooms are temporary and removable. The many windows in this top floor unit provide fantastic natural lighting, and the corner office has city views. It has high ceilings, ducted air-conditioning and polished wooden floors. As with the temporary rooms, the art work on the walls can be removed or left as is.

The Fort Arts Hub Ltd., through The Fort, aims to accommodate and facilitate a diversity of creative activities. This public, charitable organisation works to maintain a productive and harmonious working environment within the complex, and provide a platform for discussion and sharing skills, networks and opportunities. The organisation recognises the importance of engaging like-minded people and organisations to share this large, vibrant centre. Tenants benefit greatly by operating from, and affiliation with this “one-stop-shop” of high-caliber creative services and activities. The Fort Arts Hub Ltd. wishes to engage tenants who contribute to The Fort’s unique appeal and vision (www.thefort.org.au/about) and complements the diversity of creative businesses and individuals that make up this innovative new centre.

For more information, or to express your interest please phone Kelly at 0405 105 299 or Peter on 0415 779 556 or email enquiries@thefort.org.au.