



West Six

Discover Adelaide's most dynamic office campus where innovation meets connectivity, and ideas take flight.



West Six is a dynamic office campus where innovation and connectivity converge, energised by sleek architecture and a constant flow of people. Adelaide's newest office campus, West Six provides businesses a home for growth and opportunity. With unmatched connections from the CBD to the beach and onwards to the world, West Six is a destination for businesses looking to grow.



Centrally located to help your business fly; Connecting the city and the beach, West Six is the perfect spot to support a growing workforce.

West Six is located just 6 km west of the Adelaide CBD, offering a central position with convenient access to a variety of economic and recreational hubs across the Greater Adelaide Metropolitan area. Its proximity to Adelaide Airport—Australia's favourite airport—enhances its appeal, providing businesses with the advantages of a fringe office location while still enjoying the amenities of an urban, inner-city environment.

6km

Drive to Adelaide's CBD

Conveniently located just 6km from the Adelaide CBD, West Six provides excellent access to the city's growing workforce.

5mins

To North South Connector

A short drive to Adelaide's major arterial road, West Six provides direct and easy access for your teams to get to and from the office.

200m

To Airport Terminal

Walking distance to the airport terminal building, with direct connections to 36 countries and over 40 retailers and F&B offerings.

5km

To Henley Beach

One of the country's most popular beaches, Henley Beach has a huge offering of eateries and relaxed dining options with unmatched ocean views.

80%

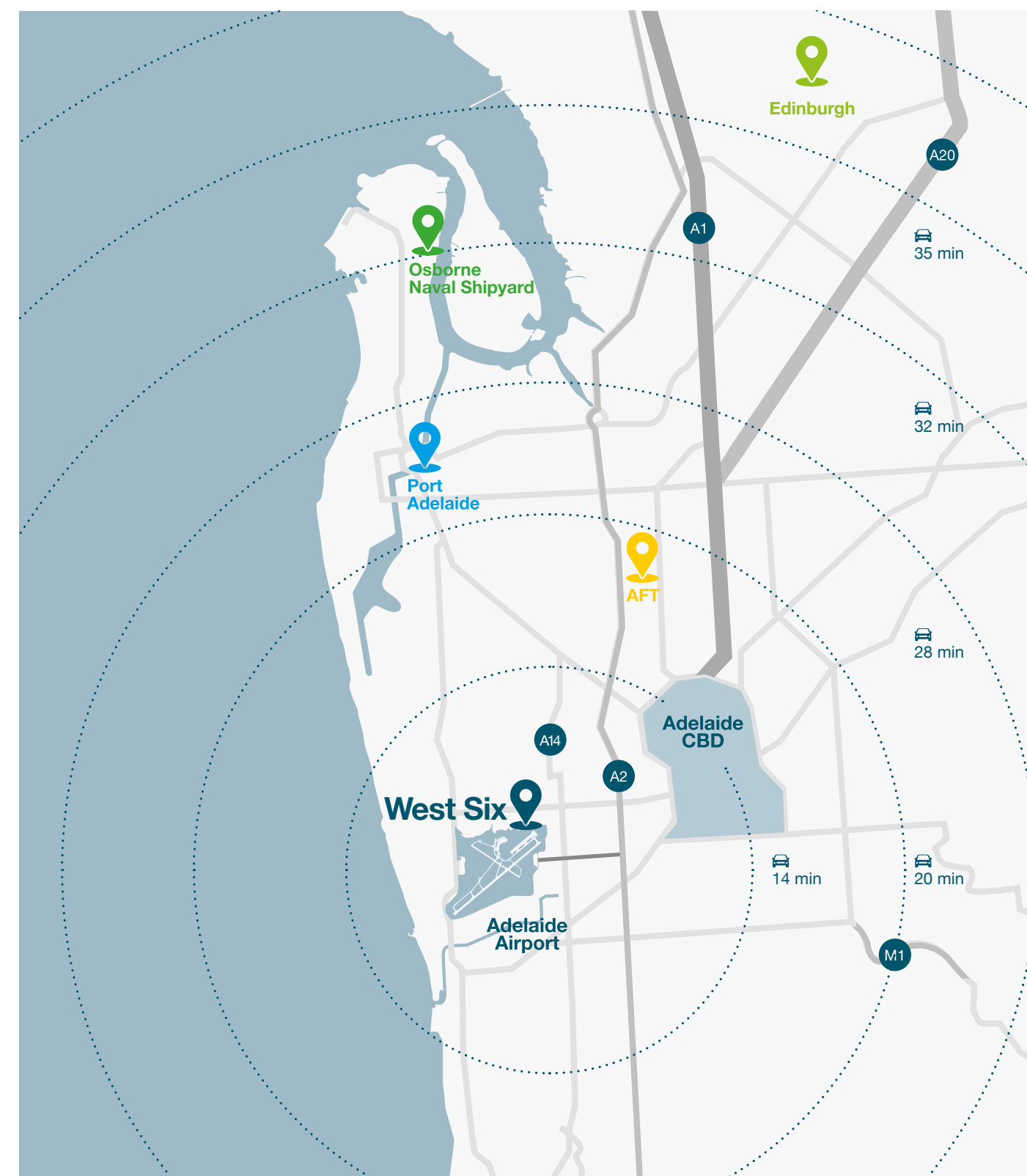
Of Adelaide's population live within 30 mins

Adelaide Airport's central location provides businesses with access to a large and growing workforce, thanks to the city's expanding population.

\$1.2b

Defence industry within 30 mins

West Six is positioned central to South Australia's growing defence industry, with quick access to the State's four major defence precincts.



11km to
**Adelaide Freight
Terminal (AFT)**

2km to
Marion Rd (A14)

13km to
Port Adelaide

3km to
South Rd (A2)

23km to
**Osborne Naval
Shipyard**

9km to
Augusta Hwy (A1)

34km to
Edinburgh

11km to
**South Eastern
Freeway (M1)**



Adelaide CBD

Port Road (A7)

North / South Motorway (M2)

Holbrooks Road

Sir Donald Bradman Drive

Marion Road

Airport Road

Henley Beach Road

Export Park

WEST SIX

Atura Hotel

Kooyonga Golf Club

Airport Junction

Catalyst Park



Adelaide CBD

Port Road (A7)

North / South Motorway (M2)

WEST SIX

Sir Donald Bradman Drive

Funk Cafe

IKEA

Guardian Childcare

Bunnings

Atura Hotel

Terminal Retail

Airport Junction

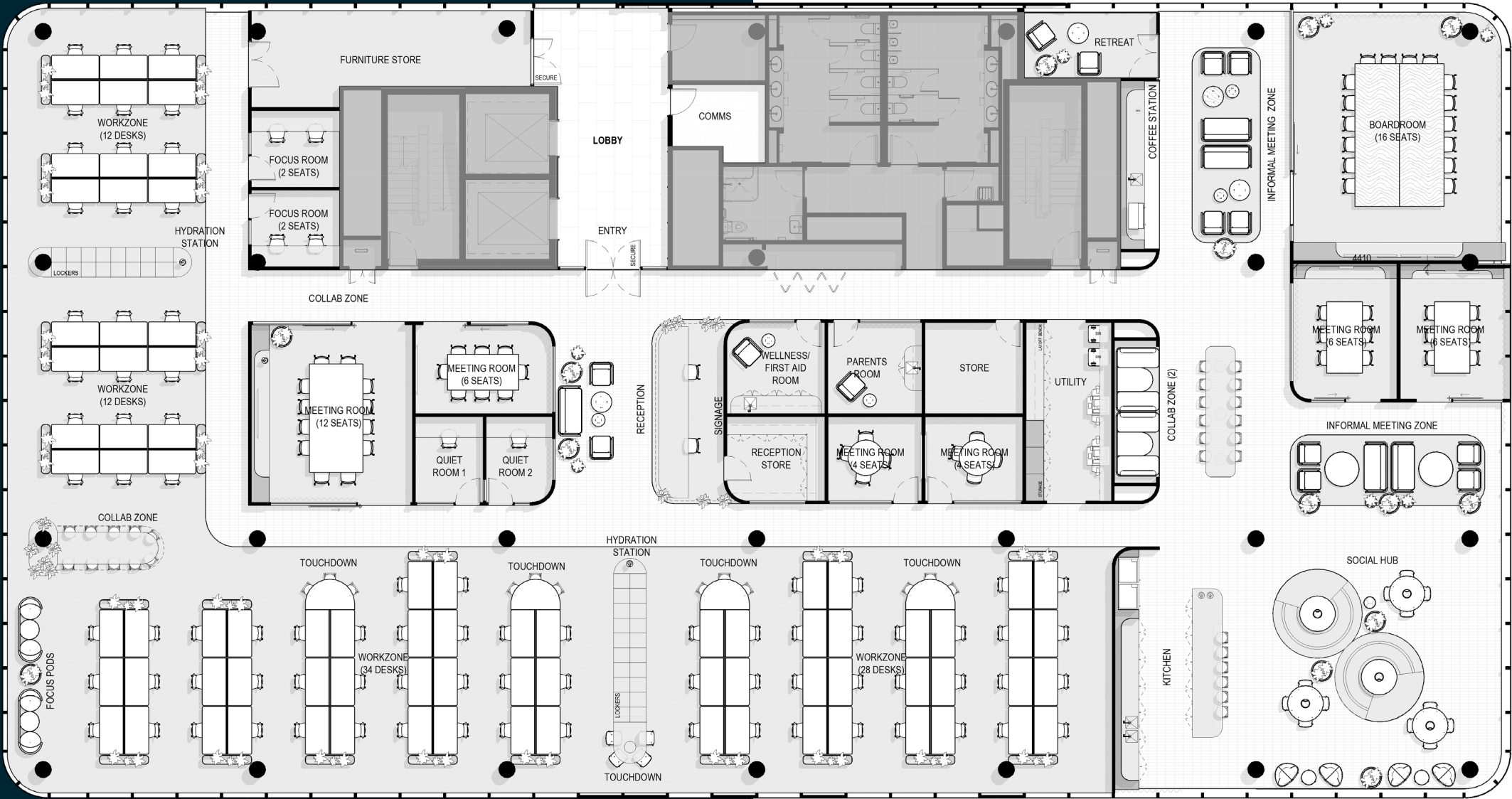
Kooyonga Golf Club

Harbour Town (3 mins drive)

Catalyst Park

Building 1;
Adelaide’s new premier
corporate address

Thoughtfully
designed to
maximise flexibility



5,200m² Net Lettable Area

5,200m²

5 floors available with internal connections

5

Over 30,000 people pass West Six daily with building signage opportunities available.

30,000+

1,200m² full floorplates available

1,200m²



**Amenity your team
will truly value;
Exclusive services
designed to make
your work life
easy.**

On-Site Car Parking

Direct connection to a dedicated car parking facility right outside your building, making the trip from the car to the office, seamless.

Valet Services

Access to Adelaide Airport's premium car valet service, giving your clients the ultimate VIP treatment every time they arrive at West Six.

Building Concierge App

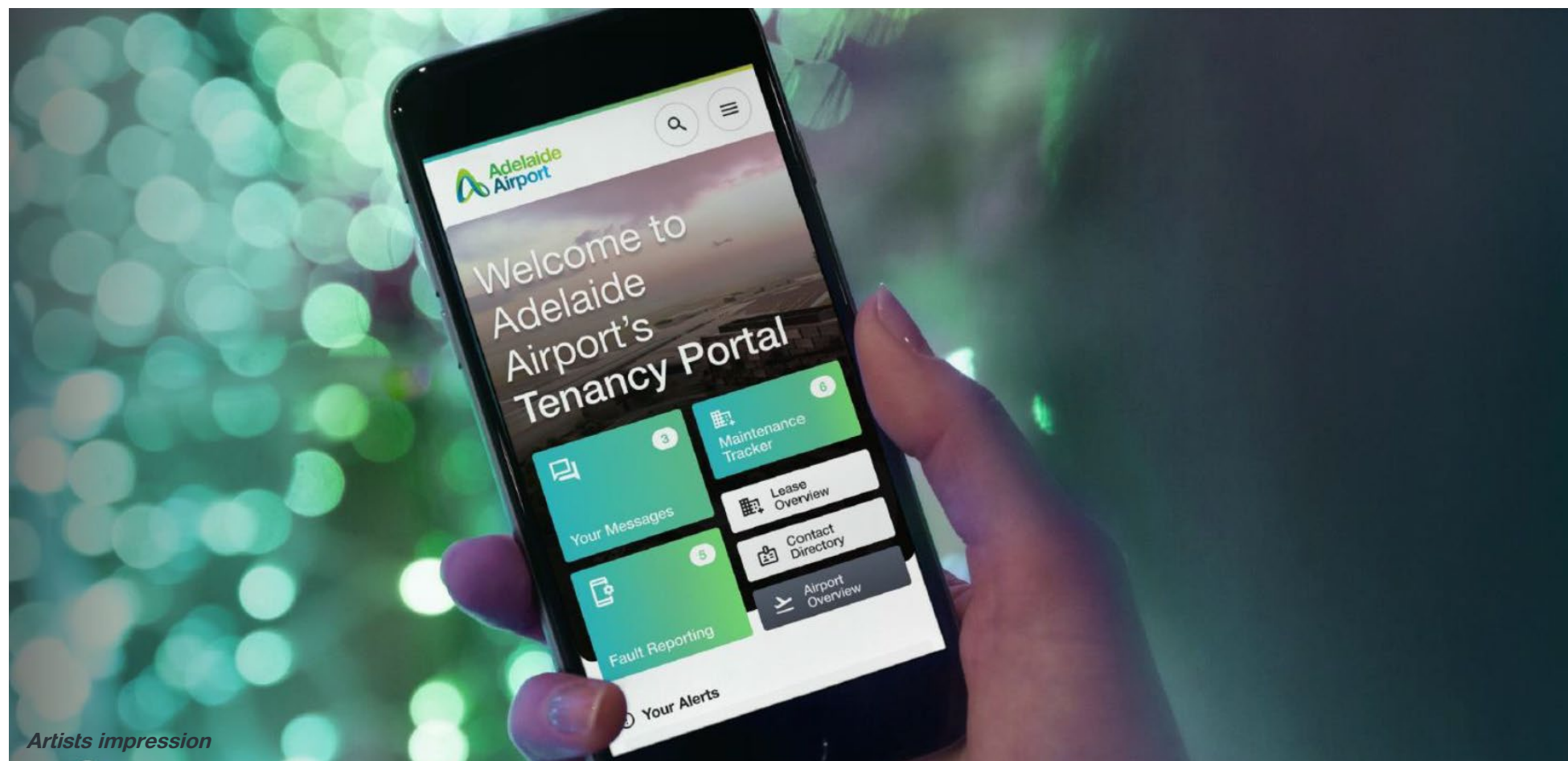
Access to our dedicated building application, for booking everything from meeting rooms, valet services, even your morning coffee run.

Tenant Rewards Program

Access Adelaide Airport's tenant rewards programs, giving your team exclusive discounts and offers to dozens of businesses. From preferred childcare placement, to discounts on new cars.

Lobby Flight Update Screens

Real-time flight update screens located in lobby to ensure you're up to date on the latest departures and arrivals at Adelaide Airport.



Artists impression

Premium End of Trip Facilities

State of the art and hyper functional, the end of trip facilities at West Six give users the ultimate in workplace convenience.



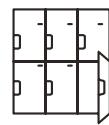
32 secured bike parking stations



Contactless access facilities



Bike charging and repairs station



100 private and secured lockers



Male, Female and Accessible Showers



Ironing stations and facilities



Sustainability embedded at every touchpoint; Committed to a greener future as Australia’s first carbon offset Airport.

West Six is thoughtfully designed with user wellbeing at its core. Prioritising convenience, efficiency, natural light and sustainable building practices, it sets a new standard for workplace wellness and enjoyment. Today’s workforce prioritises convenience, engagement, and sustainability — so we’ve designed amenities that boost daily productivity and make the workplace healthier, and more environmentally friendly.



Designed for Wellbeing

West Six is designed using human centric design principles, ensuring the end user is placed at the heart of all design decisions.



5 Star Greenstar

West Six aspires to achieve a 6 star Greenstar certification, representing world leading sustainability standards.



5.5 Star Nabers Energy

West Six will have excellent energy performance, ensuring the building’s carbon footprint is minimised.



4 Star Nabers Water

Water usage will be designed to achieve Nabers 4.5 Star rating ensuring a quality commitment to reducing consumption.

Carbon neutral airport facility

100%

Solar panels installed across the terminal

3,700

100% reduction in carbon emissions by 2030

2030

Onsite renewable energy by 2030

15%





**World class amenity at
Adelaide Airport;
Hospitality on your
doorstep, with exclusive
offers and deals for your
workforce to enjoy**



Tenant Rewards Program

Adelaide Airport offers tenants access to its exclusive Tenant Reward Program, designed specifically for the local airport community. This program provides a range of special discounts and benefits—from priority access to childcare facilities to exclusive offers on new Mitsubishi vehicles. It's all about making life easier for your staff and helping them enjoy being part of the airport environment.

Guardian Childcare

Located in West Six is Guardian Child Care. From the most nurturing of nursery rooms to their leading two-year preschool program – Guardian are the leading centre in the area with exclusive offers and opportunities for Adelaide Airport tenants.

30+ Restaurants, Bars and Cafes

Adelaide Airport offers a diverse range of hospitality options, including bars, restaurants, and cafés just steps away. Featuring a blend of Adelaide's most iconic local brands and popular international names, there's something to suit every taste.

Atura Hotel

The 4-Star Atura Hotel is situated adjacent the West Six precinct and offers business and leisure travellers the ultimate in comfort and convenience. Award winning, Atura Hotel is the perfect spot for your colleagues or clients when visiting town.

Harbour Town Shopping Centre

Just three minutes from West Six, is Harbour Town Shopping Centre home to the biggest fashion brands and outlets. With over 110 stores, the centre is Adelaide's largest outdoor outlet destination.



Indulge at Harbour Town's Premium Shopping Village just a 3 minute drive away.



Make it easy for your interstate clients with a stay at the Atura Hotel.



Get the team together for a lunch at the Coopers Alehouse.

Seamless, Connected, Easy

“At AAL, we take pride in being far more than just a landlord - we are a long-term partner committed to delivering high-quality infrastructure solutions that align with our tenants’ evolving needs. With decades of experience in delivering large-scale developments and a strong track record of supporting businesses across diverse industries, **AAL is perfectly placed to bring West Six to life.**”

Brenton Cox - Managing Director, Adelaide Airport Limited

Enjoy an after work swim with the family at the stunning West Beach, only 5 minutes drive from West Six.





Business in South Australia; a State on the move, driven by a thriving innovation economy

South Australia boasts a booming tech scene, robust defence sector, and thriving renewable energy industry, which is underpinned by a highly skilled workforce and world-class research institutions. The South Australian Government has played a key role in this growth by centralising the State’s Innovation Ecosystem and promoting valuable knowledge transfer and collaboration across various industries.

In addition to its strong business ecosystem, South Australia offers exceptional liveability for its residents, with its capital, Adelaide, regularly ranked among the world’s most liveable cities. Combining a supportive government, robust economy, and vibrant cultural scene, South Australia is not just a place to do business but a place to thrive.



World’s Most Liveable Cities

Adelaide is ranked amongst the world’s most liveable cities - The Economist’s 2024 Global Liveability Index



Fastest Growing Economy

According to CommSec, South Australia leads the nation on real economic growth, up 8.4% on decade average.



World Renowned Universities

South Australia is home to 2 renowned universities which are repeatedly and firmly in the top 2 per cent of universities globally



Artificial Intelligence Innovation Hub

Australian Institute for Machine Learning (AIML) of the University of Adelaide, is internationally regarded for its computer vision research



347% Startup Ecosystem Growth

South Australia’s startup ecosystem has grown by 347% with estimated value of \$1.56B since 2020



Built In Adelaide

Australia’s new fleet of SSN-AUKUS nuclear-powered submarines will be built in Adelaide





Life in South Australia; Discover what all the fuss is about and celebrate the simple pleasures



South Australia offers the perfect blend of rich urban lifestyle, with incredible scenery, pristine beaches, and world class holiday destinations. The relaxed, family friendly lifestyle means residents can live affordably, whilst achieving the ultimate in work-life balance.

Whether it be global sporting events, or incredible arts and culture celebrations, South Australia offers an active vibrancy that punches above its weight, and competes with global cities as a destination for residents and business alike.

The capital, Adelaide, routinely ranks in the top 10 of the world's most liveable cities and with more and more companies moving their head offices to Adelaide, it's the perfect time to join the fun and bring your workforce to South Australia.

Home for Arts and Culture

South Australia is home to Australia's biggest arts festival - Fringe Festival. Over 65 years old, the festival brings together over 8,000+ independent artists from around the world to Adelaide for four weeks during February and March and is attended by 4.6 million visitors every year.

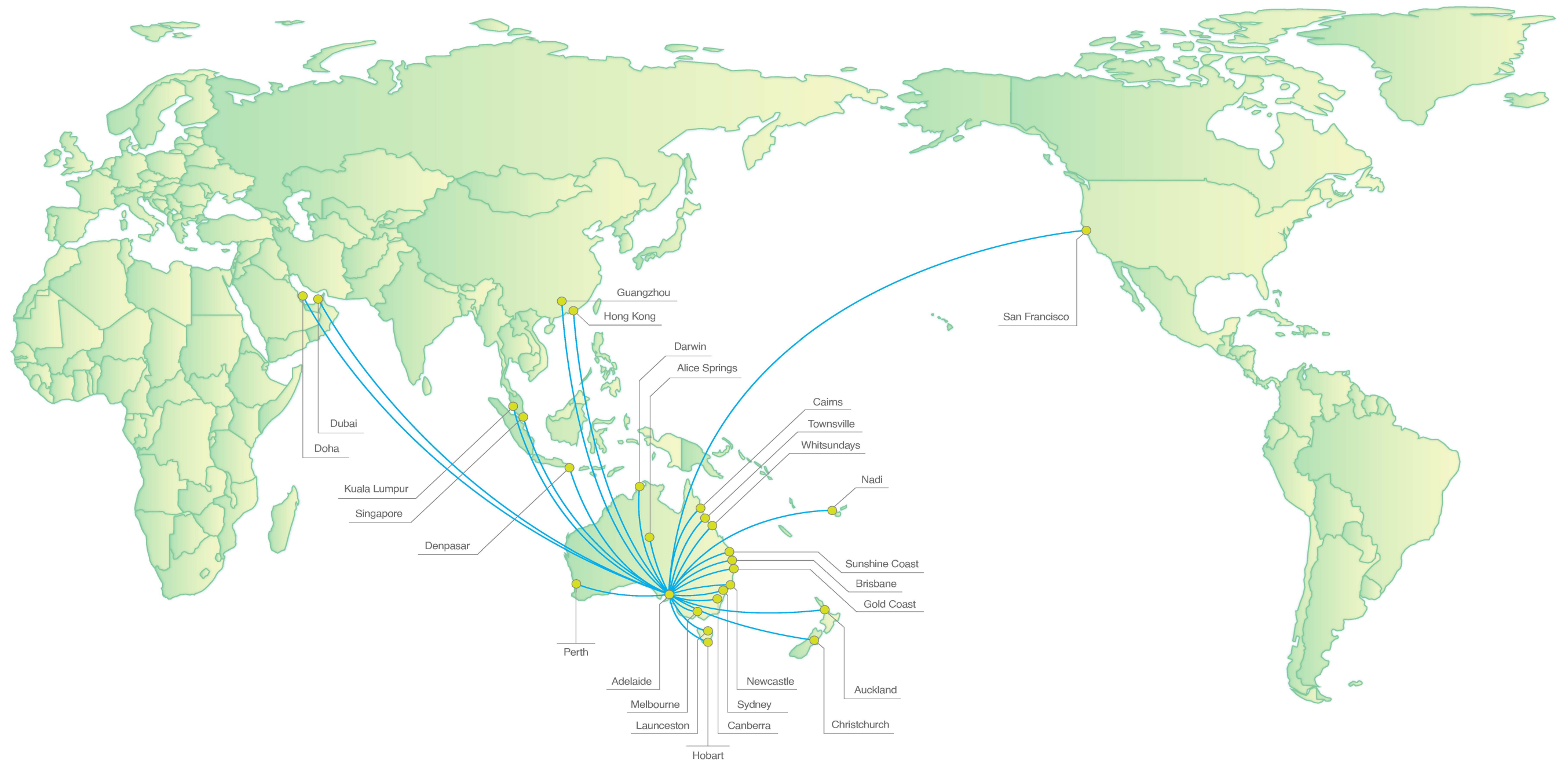
Iconic Sporting Events

South Australia is known globally for several iconic global sporting events, as well as a calendar of local competitions that celebrate Australia's love of sports. Annual international events such as Tour Down Under and LIV Golf, call South Australia home along with major local events such as the Adelaide 500, AFL's Gather Round and the annual summer of test cricket at Adelaide Oval.

World-Class Wineries

South Australia is the Great Wine Capital of Australia. Pull up a stool at any winery across the state and you'll be sure to find a great vintage of any choosing, such is the love affair with world-class winemaking. With 18 separate wine regions across the state including the world famous McLaren Vale, Barossa and Clare Valley regions, South Australia's rolling vineyards play host to many events year-round. The smell of oak, the sound of live music and the taste of terroir make for a unique atmosphere.

Connect your business to a global audience;
Adelaide Airport's expanding airline network helps you connect
seamlessly around the world.



Meet the team behind West Six

A collaboration between some of South Australia's leading names in property.



JPE Architects
Architects

JPE Design Studio is Australia's oldest architecture practice, offering integrated services in architecture, interior design, landscape architecture, and urban design. Our award-winning work spans commercial, education, community, and public spaces, with a focus on sustainability and design excellence. thinking—creating unique, people-focused places.



WSP Australia
Project Services Engineers

WSP Australia is a leading engineering and professional services firm delivering sustainable, innovative solutions across the property sector, with expertise in building services, design, and infrastructure to create future-ready, high-performance spaces and communities.



ARUP
Design

Arup Australia is a global design and engineering consultancy delivering innovative, sustainable solutions across the property sector. With over 2,500 staff in 10 offices nationwide, Arup offers multidisciplinary expertise in building services, structural engineering, and masterplanning to shape future-ready, high-performance spaces.



Dsquared
Environment Consultants

dsquared Consulting is an independent Australian firm delivering innovative, cost-effective solutions for sustainable built environments. With expertise in Environmentally Sustainable Design (ESD), they have contributed to projects like Bowden Village, Harbour Shores, and Uniting on Second, showcasing their commitment to creating healthy, efficient spaces.



JLL
Leasing Agency

JLL Australia is a leading real estate and investment management firm delivering innovative, sustainable solutions across the property sector. With expertise in leasing, property management, and capital markets, JLL helps clients buy, build, occupy, and invest in high-performing spaces nationwide.



AAL Development
Development Managers

AAL has implemented a proactive approach to our development strategy, which has unlocked extraordinary opportunities for development across both Adelaide and Parafield Airports. With a proven track record of delivering excellence, AAL is poised to shape South Australia through delivering strategic projects.

Adelaide Airport Limited

Adelaide Airport Limited (AAL) is the Leaseholder and Operator of Adelaide Airport, Australia's fifth largest airport and the gateway to South Australia. Owned by five major Australian superannuation companies, AAL's financial strength and backing is substantial.

Adelaide Airport remains one of the most sought after landholdings in South Australia, presenting an unmatched location just 6km from the CBD and with direct access to key supply networks.

Development Record

AAL has implemented a proactive approach to our development strategy, which has unlocked extraordinary opportunities for development across the airport.

Building momentum from the successful Terminal Expansion development (\$167m) and the recent Mitsubishi HQ, AAL has established itself as a seasoned developer. With a proven track record of delivering excellence, AAL is poised to shape South Australia through delivering strategic projects that will elevate Adelaide's growing economy and contribute significantly to the State's future.

Partnership with AAL

As operators of Adelaide Airport until 2097, AAL has the unique ability to take a long-term approach to development partnerships. This involves devising adaptable solutions for partners and tenants, fostering enduring relationships and providing financial security.

200ha

Developable land holding across the AAL portfolio

2097

Lease term from the Commonwealth to AAL to operate Adelaide Airport

140 +

Commercial Tenants at Adelaide Airport

25ha

Land leased by AAL in past five years

11 developments

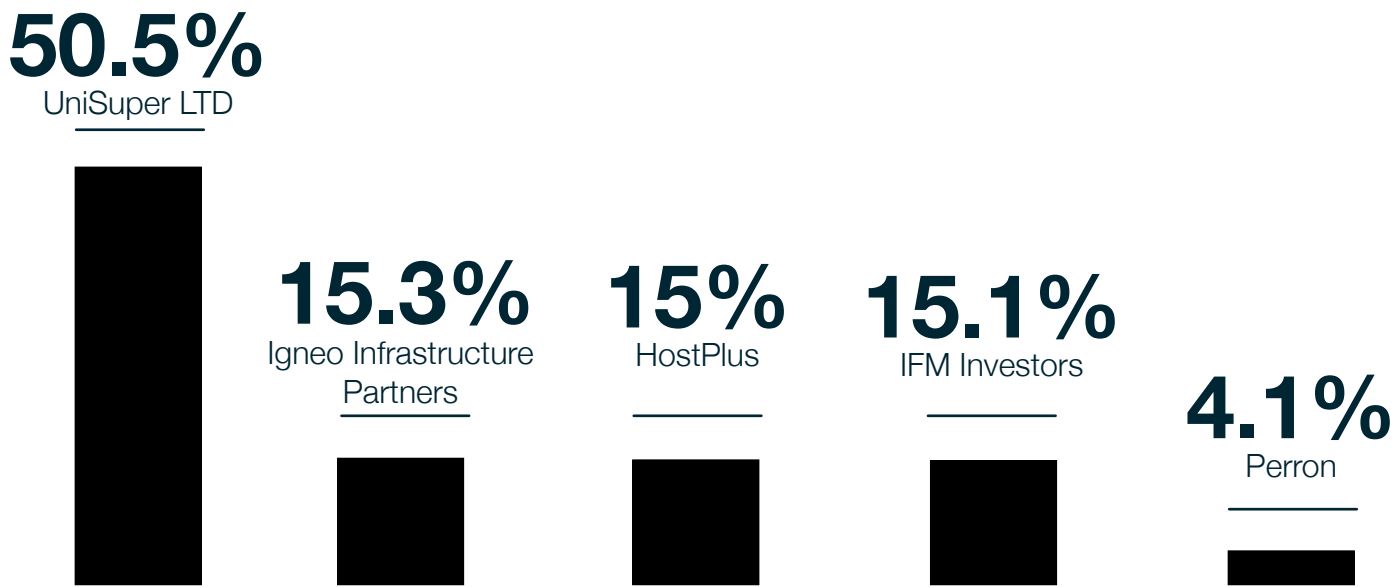
Completed at Adelaide Airport in past five years - approx 23ha

Adelaide Airport Limited.

A trusted development partner backed by Australia's leading investors



Shareholders



Join South Australia's fastest growing business community at **Adelaide Airport**



Elevate your business brand and join Adelaide Airport's thriving commercial community at **West Six**

Adelaide Airport Ltd's (AAL) purpose is to proudly connect and shape South Australia.

Part of executing this purpose is the delivery of strategic projects that will significantly change the landscape of the airport. Our strong focus on development, coupled with a 200 hectare land bank, has placed AAL in an extraordinary position to elevate Adelaide's growing economy and contribute significantly to South Australia's future growth.

AAL has been the custodian of Adelaide Airport since May 1998. Our long-term commitment to the airport and its occupants results in not only a reliable and committed partner, it also enables AAL to offer a unique end-to-end development solution. From the commencement of negotiations and design through to construction, fitout, handover and ongoing property management, AAL will be a consistent partner. Post completion, throughout the tenant's occupation, AAL's property team will continue to provide an unmatched level of collaboration and stability.

Adelaide Airport is already the proud home to more than 140 companies, including major enterprises such as Mitsubishi, FEDEX, DHL, Bunzl and Australian Clinical Labs. Partner with us and explore the opportunities for your business to prosper.

**Everyone's favourite airport.
Seamless. Connected. Easy.**

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Elevate your business brand and join Adelaide Airport's thriving commercial community at **West Six**



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