

AMICÜS

SPECULATIVE SUITES  
OUR CAPABILITY



# A little bit about us

At Amicus, we define, design and deliver spaces that inspire employees and whole organisations. We do this by helping our client's rethink how their spaces can motivate employees and impress customers.

As trusted advisors, we accompany our clients through a seamless, simplified and positive transition. We're a unified business delivering a full, end-to-end offering. Our strategists, designers, construction project managers and client service specialists are experts in marrying our client's physical environments, and the experiences they deliver, with their business vision. We work across a variety of spaces including Workspace, Hospitality, Education and Laboratory, offering a full suite of solutions including Strategy, Design, Technology, Construction and Finance.

Our journey since 2005 has led us to be the leading dedicated multidisciplinary construction company in Australasia and the recipient of many awards for innovation, growth and culture.



## OUR AWARDS

EMPLOYER OF CHOICE  
WINNER 2017

WINNER 2020  
WINNER 2017

Great Place To Work

RANKED 4TH - 2019  
RANKED 6TH - 2018

LEARNX

GOLD AWARD - 2019

BUSINESS INNOVATION  
WINNER 2017

DRIVENxDESIGN  
Champions for a better future

FINANCIAL REVIEW

FASTSTARTERS

BRW.

AUSTRALIAN INTERIOR DESIGN AWARDS

idea.

ACA  
AUSTRALIAN CONSTRUCTION AWARDS

inventium



# We love design

Modern spaces are being designed with the company's aspirations for strategy and culture in mind.

Organisations are taking advantage of the physical change of a new refurbishment to make a technical, behavioural and cultural change too. Physical space and work environments have a bigger impact on quality of work and motivation than most would like to admit - but it's something our clients are taking full advantage of.

Design takes you on a journey to creativity and inspiration, resulting in an innovative and high performing solution that better supports your organisation. We not only offer an experienced in-house design team, but we also regularly join forces and collaborate with a curated network of industry leading designers and architects. This means we can select the best approach to suit your project & business objectives.



# Our Approach

## SPACES THAT INSPIRE

Many companies can build you a office, but not many do it with the forethought of making it a positive experience for you, the client. We will manage every aspect of your workspace fitout as quickly as possible, delivering you a high-quality space with complete confidence, accountability and positivity.

Our mission is to positively inspire as many workers globally as possible because we know that when people feel inspired by their work environment and the experiences they have there, they'll want to inspire others. We know this objective doesn't end with the completion of the build. The process of re-forming your organisation requires long term commitment and the support of a trusted friend.



[LEARN MORE](#)

## WORKSPACE

We are passionate about providing extraordinary working environments for our clients with trusted experience delivering inspiring projects - regardless of scale and location.



[LEARN MORE](#)

## LABORATORY

Your one-stop-shop for complex and innovative Laboratory environments - from bespoke equipment and agile furniture solutions, to a fully integrated fitout offering.



[LEARN MORE](#)

## EDUCATION

Stimulated learning needs an inspiring environment. We are committed to creating innovative solutions for all levels of education - from Early Childhood to Tertiary Institutions.



[LEARN MORE](#)

## HOSPITALITY

We are passionate about providing The spaces that leave a lasting impression. We specialise in Hospitality and Coworking solutions - delivering phenomenal projects for the world's biggest brands.

# Design Services



## BRIEFING

Our creative briefing process draws upon your overall strategy. We listen to your requirements and understand how you want to work. We then begin to develop recommendations and solutions with you.

We can carry out a space audit of your organisation to ascertain your requirements, for the now and down the line. We will discuss with you whether your plan is to move, expand, downsize or consolidate your business.



## CONCEPT

Here we look at inspirational ideas that shape the environment, from types of spaces to new working practices or client experiences. We consider areas and elements that create efficiencies, transform the look and feel and reinvigorate your space.

Our innovative design concepts create adaptable spaces that increase productivity for your team. We are also passionate about sustainable solutions and the promotion of health and well-being through design.



## VISUALISATION

From hand-drawings to photo-realistic renders, we can transform your concepts into breath-taking visualisations to give you a real sense of the finished product. Once we've analysed your space and style – we begin generating plans, illustrations, renders, and sample mood boards of your new interior. We regularly share these materials with you, giving you an insight into how various components of the completed project, such as the technology, furniture, lighting and finishes, will work in practice within the interior.



## DETAIL

We coordinate your design concept with the physical structure of the property, ensuring all mechanical and electrical facets of your building are considered in the final design.

Our design process is synchronised with your final programme and every decision you make is built into the schedule. This comprehensive document includes your budget, schedule and specifications.



# Our Expertise

\*Click the icons for more information



## STRATEGY

Our Strategy team work closely with you to build a clear vision for how your workspace and technology will support the evolution of your organisation. Where there is an appetite for staff engagement, new ways of working, or cultural change, we can provide deep expertise and a proven toolkit for bringing people on the journey.



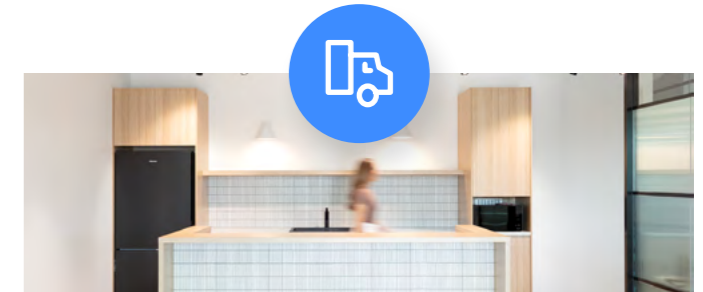
## DESIGN

Design takes you on a journey of creativity and inspiration, resulting in an innovative and high performing solution that better supports your organisation. We not only offer an experienced and award-winning in-house design team, but we also regularly join forces and collaborate with a curated network of industry leading designers and architects.



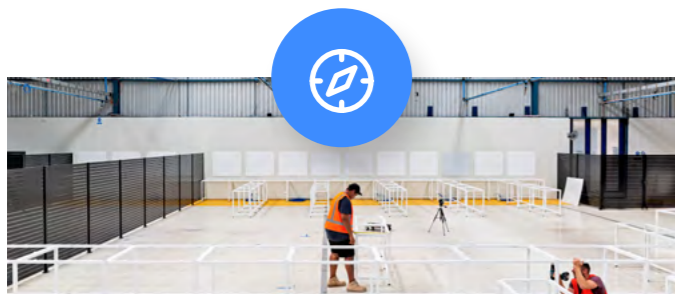
## PROJECT MANAGEMENT

We offer a partnership approach to supporting you through the whole process. Our role begins in the early stages of the project, gathering information, providing recommendations to support your decision-making, and building the right team to ensure the best possible results.



## MOVE

We understand how critical the physical move is to the success of your particular project. We understand the importance of zero downtime and the ongoing operations of your company. That is why we offer guidance throughout the whole moving process making it as efficient as possible.



## CONSTRUCTION

Whether you are refurbishing, moving spaces or starting from the bottom, we offer a fully integrated construction service as well as a range of bespoke solutions to your entire fitout process. From concept to completion, we are your single point of contact.



## TECHNOLOGY

We embrace digital workspace technology as a fundamental business enabler to connect and empower your employees, enhance the human experience and drive greater cost efficiency. We can guide you on this complex journey by offering consulting, advisory and support services for modern digital collaboration, plus managed services where we operate your workplace environments.



## LEADERSHIP & LEARNING

We focus on helping those that need to lead from a variety of settings. Our team will work with you to understand how you'd like your leaders to evolve and help your leaders get there through practical, engaging and results focused solutions. As our solutions have been applied to our own leaders at Amicus, we know they work.



## FINANCE

The Amicus Finance team's focus is on finding the right finance solution for each client and their different needs. Whether you need a simple single asset or a complete lifecycle solution, we will work with you to get the most value and flexibility.

# What makes us different

AMICUS

## SPECULATIVE SUITES EXPERTISE

We understand that in order to attract tenants, spec suites must be unique, but also commercially, and sensibly designed to suit a range of prospective businesses.

Given our experience working for both lessors and lessees, we feel we are well positioned to add real value to the process and have identified the following drivers that will result in a great commercial outcome:

- To push the boundaries of design, whilst still appealing to the target market. We understand that a key goal is for the tenancies to lease quickly
- The design must stand the test of time. We know that spec suites may be leased to multiple tenants over a potential 10 year life span
- Drive maximum value out of your budget – we will provide detailed, transparent, itemised cost plans to allow you to make informed decisions about the budget
- Delivery to an accelerated programme to ensure the suites are available to lease as soon as possible.

## WHY US

At Amicus we have:

- Strong experience working with Landlords
- Delivered countless spec fitout projects across the country
- Full ANZ coverage with offices in Melbourne, Sydney and Brisbane
- Flexible delivery models to suit your project and procurement requirements
- Workplace Strategy insights into what's attracting tenants
- Dedicated in-house teams: Design, Technology, Strategy, Construction Management and Site Management

# How we compare



## STRATEGY, DESIGN & CONSTRUCTION

In the Strategy, Design and Construction Method, the designer and builder are hired as a team under a single contract with the client.

### KEY POINTS

- Guaranteed maximum price (GMP) no variations unless client driven
- Strong communication between builder, designer and consultant team
- Ability to control budget and spend throughout the project lifecycle
- Works well for fitouts with time constraints that would benefit from fast-tracking
- Strategy, design consultant and build team communicating and working together from the outset
- Flexible process
- Head contractor on board early to advise on buildability
- Great option for projects with remote stakeholders



## TRADITIONAL

In the Traditional Method, clients accept that consultants are appointed for strategy, design, cost control, and contract administration, and the contractor is responsible for carrying out the works.

### KEY POINTS

- Head contractor engaged after design is 100% complete
- Client has multiple contracts
- Slow process
- No constructibility reviews
- Not suitable when changes are needed
- Selection by lowest price can bring an unreliable and unknown supply chain
- Budget overruns are common
- Client takes on variations and risk
- Poor communication between builder and consultant team
- Builder takes no responsibilities for design risk
- Additional cost during construction to deal with queries and scope change

# Our Values

Our values define who we are. Our TAP values illustrate our commitment to personal and professional conduct, guiding how our people relate to each other, what we expect of our clients, and what our clients should expect of us. As such, the Amicus values have helped us recruit and retain the very best in our industry.



## TEAMWORK

The value of teamwork is recognised by all employees as they work together toward something bigger - the common team goal of winning the game!



## ACCOUNTABILITY

We value the ability of our employees and organisation to honour our commitments, to clients and to each other. We take ownership of our work and promptly correct any mistakes to the greatest extent possible.



## POSITIVITY

We appreciate being part of a team that is making a difference. Positivity translates to a friendly work environment where people like to be. When we enjoy what we do, our clients enjoy the experience.



# Our Presence

We are proud to say that our clients choose to work with us time and time again, which often means we deliver projects for them across their national portfolios.

Regardless of the location of a project, every client receives a dedicated project team and the same consistent service.

We have a wealth of experience across all industries. Talk to us today to find the right solution for your business.



# Testimonials



*I have had the opportunity to work with Amicus on multiple projects, and I have been consistently impressed by their responsiveness and adaptability to our clients' needs. Their approach truly contributes to achieving successful outcomes. I have witnessed first-hand how they transform spaces across Brisbane, paying close attention to detail and maintaining a strong commitment to quality. They are a reliable partner who ensures that the process runs seamlessly.*

**TREVOR BODDY**  
SENIOR DIRECTOR - OFFICE LEASING AT JLL



*In my roles as Property Manager at AMP Capital and now at Dexus, I've worked with Amicus on several fitout projects. Not only on behalf of the asset owner but also for tenants. Their professionalism is a constant, they have a depth of talent in their team which is outstanding and deliver projects that demonstrate we are in safe hands. Their attention to detail means projects are designed and then delivered seamlessly. I've been particularly impressed by their approach to value for money whilst considering elements such as ESG and CSR. I wholeheartedly recommend Amicus for your project.*

**BROOKE MCGREGOR**  
SENIOR PROPERTY MANAGER AT DEXUS



*In 2020, Amicus Builders were engaged to provide a comprehensive refurbishment of 67 High Street, a mid-1990's office building in Toowong.*

*This was the first time the building was entirely vacant since the building was constructed, so represented a rare opportunity for the long-term private owner to re-position the asset in the market.*

*Amicus were quick to understand the vision for the asset and provided invaluable insights prior to a final scope of works being completed. Throughout the journey, Amicus utilised their expert design team to come up with innovative and cost saving refurbishment ideas for the owner which not only saved dollars but provided optimal outcomes for the future commercial occupiers.*

*During the construction phases of the project Amicus was always reliable providing real time feedback and demonstrated their wealth of experience when it came to building compliance and construction best practices. A stand-out of the entire project was the delivery of 4 speculative office suites repurposed from some older fit out to maximise savings, which were quickly leased during the marketing campaign.*

*Amicus also were instrumental in committing occupiers to the asset in the absence of fit-out by using their design team early to advocate the fit-out possibilities in a warm shell open plan environment.*

*Overall, the project was a huge success and Amicus worked seamlessly with the Owner and their consultants to exceed the goals of the refurbishment.*

**SHANE VAN BEEST**  
NATIONAL DIRECTOR | OFFICE LEASING AT COLLIERS



Amicus have worked on multiple projects across different assets and consistently keep the same mantra which makes them great to work with. Initially the team have taken that extra time to understand the squeeze points, whether it be design, construct or budget on projects. In a time-constraint environment this is always appreciated and feels like the entire team are working towards the same goal which speeds up the process. The strength of any business is put on display when problems arise, when challenged on this aspect the group have been able to work through solutions in a clear, concise, goal-orientated manner. The breadth of talent in the business is on full exhibition and look forward to working with the Amicus in the future.

**ANTHONY LUPIS**  
PROPERTY MANAGER AT SAVILLS INVESTMENT MANAGEMENT



We're pleased with the result of all the work at 201 Kent Street – the team have had some fantastic interest from the market. There's already offers out, and I know there's more.

**JULIANN DUMMA**  
GENERAL MANAGER AT INVESTA



Since partnering with Amicus in our 480 Swan St. asset, I have been consistently impressed by their responsiveness to our clients' needs and how critical that has been to the success of our leasing strategy. Their ability to adapt and deliver solutions quickly sets them apart in an increasingly competitive market. It's clear Amicus approach every fitout with a genuine commitment to excellence.

**MITCHELL WOODS**  
SENIOR ASSET MANAGER AT CHARTER HALL

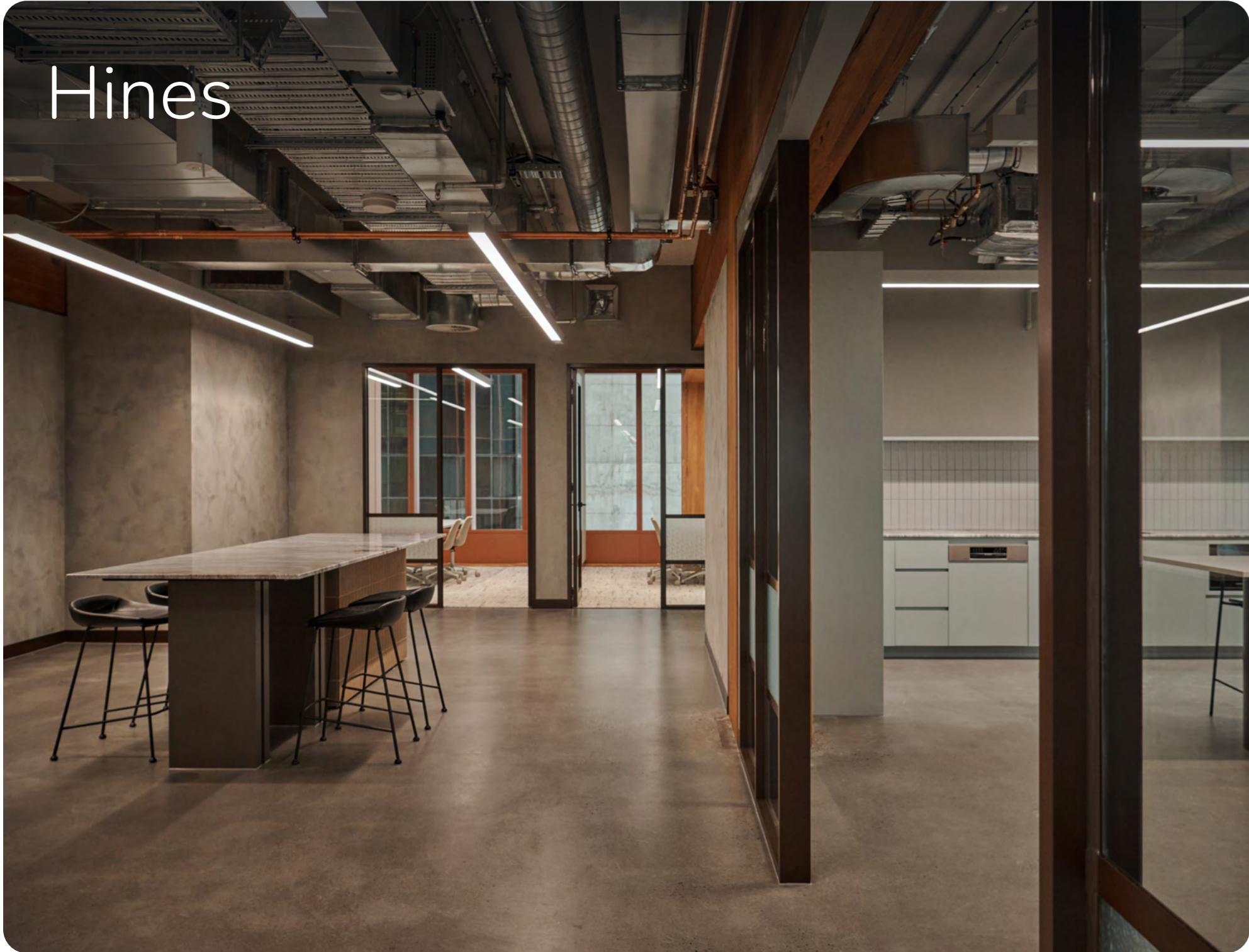


Amicus have been great to collaboratively work with on a number of fitout projects in my recent roles managing assets. The team of experts excel in their specific roles from the design stage through to procurement and onto delivery of the project. Very hands on and solutions based to ensure the clients expectations are met stress-free.

**KEN HAWKINS**  
GENERAL MANGER AT ASHE MORGAN



# Hines



Industry: Property & Real Estate  
Location: Collingwood, VIC  
Size: 3,000 sqm

Hines partnered with Made For and Amicus to design and construct tailored office suites within the T3 Collingwood building, each uniquely crafted to reflect the local character. Moving away from a generic design, the focus was on creating spaces that appeal to tech, creative, and healthcare tenants. The project highlights the building's timber construction and offers versatile spaces, social areas, and premium facilities, fostering a sustainable, community-focused workplace that attracts and retains diverse tenants.

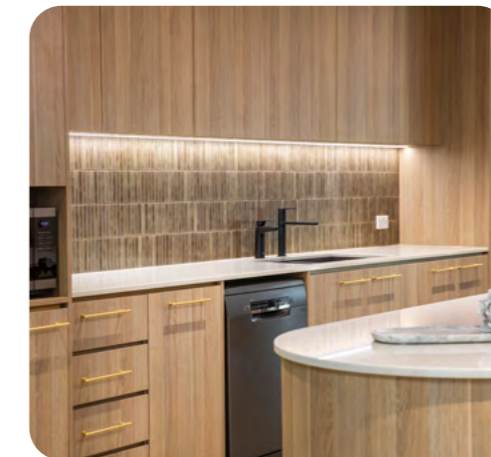


# Centuria



Industry: Real Estate  
Location: Melbourne CBD, VIC  
Size: 733 sqm (2 suites)

Both tenancies were thoughtfully reimagined from what was originally a rabbit warren of enclosed offices into open, multifunctional environments that maximise natural light and create a strong sense of space. Amicus transformed the previously fragmented layout into flexible zones that can serve as meeting rooms or offices, supported by expansive open-plan areas. Each suite was designed with clear focal points using colour, form, and texture, while statement lighting and bespoke joinery were integrated throughout to introduce a sense of luxury and deliver a striking “wow” moment as part of the tenant experience.



# Kyko Group

Industry: Property Development & Investments  
 Location: Sydney, NSW  
 Size: 3 Floors - 1,009 sqm

Amicus reimagined a multi-level workplace with timeless sophistication. Lift lobbies were refined with warm lighting and rich materiality, while amenities across multiple levels gained textured finishes and ambient tones. Speculative suites introduced curved forms and tactile details, creating adaptable, wellbeing-focused spaces. A chic palette of jewel tones and metallic accents ties the environment together, delivering a cohesive, polished workplace experience.



# Garda



Industry: Property Management  
Location: CBD, Sydney  
Size: 740 sqm

Amicus' design team conceptualised a contemporary workspace exuding sophistication, characterised by a soft, light, and neutral colour palette. Drawing inspiration from Australian flora and natural elements, the design incorporated organic textures to instill a calming and inviting ambiance. Noteworthy features included rounded forms, curved profiles, and accentuated joinery elements, all enhanced by strategic lighting.



# Investa



Industry: Property Management  
Location: CBD, Sydney  
Size: 517 sqm (4 suites)

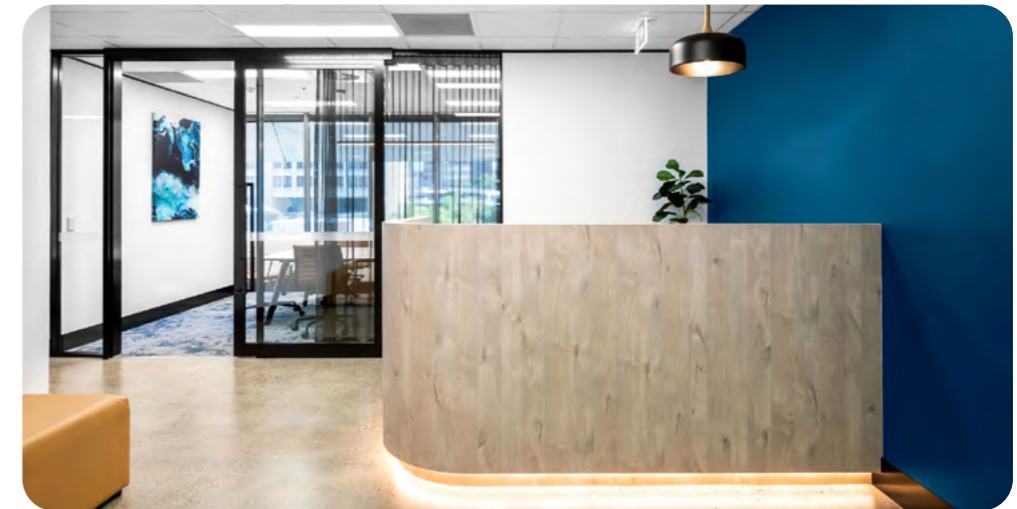
Inspired by the contrast between the lightness of the spaces and the solid, industrial features of the building, the suites' design balances these elements harmoniously. Working closely with a heritage building consultant, the design solution was a creative blend of styling and strategic construction. Natural lighting was magnified through design, playing with a soft colour palette, sheer curtains and glazing.



# Ashe Morgan

Industry: Asset Management  
 Location: 295 Ann St, Brisbane  
 Size: 275 sqm

We worked closely with the client to design an ideal space for the speculative fit out, as well as the ideal quantities and types of meeting rooms, workspaces and collaborative areas. We also set out to create a memorable and striking design, upon entry into the space and throughout, to set this space apart from others on the market. Flexibility was also important to maintain throughout the space – The concept was to create a layout that allowed the tenant to determine how much space they would take and where the inter-tenancy wall would be installed.



# Savills



Industry: Real Estate  
Location: Mascot, Sydney  
Size: 831 sqm

Amicus was commissioned to create a stylish and functional space that would attract a variety of prospective tenants. The outcome was a series of tenancies that redefined speculative suite workspaces, featuring a vibrant communal breakout area. Each space was meticulously designed to offer a dynamic and adaptable working environment, perfect for businesses embracing modern hybrid work styles.



# 66 Clarence Street

Industry: Communications  
 Location: Sydney, NSW  
 Size: 335 sqm & 307 sqm

At 66 Clarence Street, Amicus crafted a contemporary workspace exuding sophistication, drawing inspiration from natural elements and a biophilic colour scheme. Making the most of the natural light and pairing it with organic textures, to define the design. Notable features such as accentuated joinery and strategic lighting enhance the ambiance, particularly in the kitchen and breakout areas, creating a hospitality-rich environment in line with tenant requirements.



# Artifex Property



Industry: Property  
 Location: Level 2, 3 & 6 31 Queen Street  
 Size: 300 sqm

We worked closely with Artifex Property, the leasing team and building management to create a spaces which attracted tenants, were cost effective and delivered in an accelerated time frame. Working with design partner HotBlack on Levels 2 and 6 we were able to retain some of the existing built environment, furniture and joinery, but also re-imagined how the floor plate worked and developed a workplace that would appeal to a variety of tenants. The finished spec suites are fully functional, optimised spaces and check off the office essentials while having inspiring and inviting designs.



# Dexus - Spec Suite (VRT)

Industry: Property & Real Estate  
 Location: 33 Park Rd, Milton  
 Size: 405 sqm

Infusing a fresh and contemporary aesthetic the redesign of this speculative suite aimed to deliver a hassle-free solution for businesses seeking an efficient and ready-to-use work environment. A space for collaboration and rejuvenation fostering user well-being and productivity through a seamless integration of the interior with the external terrace. During the design development phase of the project, Colliers secured a tenant VRT to the space. We worked in an agile way - making tweaks to the design, to suit their requirements.

A great result for the landlord, leasing agent and Amicus in leasing this suite, before construction had commenced.



*"In a market where occupiers rely on efficient solutions, its crucial partnering with a sharp operator. Amicus were quick to respond and my client felt like they were in good hands for their office fitout."*

**PATRYK KOCH**  
 ASSOCIATE DIRECTOR | OFFICE LEASING AT COLLIERS

# AMP



Industry: Real Estate  
Location: Milton, QLD  
Size: 604sqm (3 Suites)

The spaces were designed and built to be versatile, to cater towards different tenant types and requirements. The Amicus design team incorporated modern concepts along with traditional workplace styles delivering unique, multi-use spaces within both spec suites. The custom design was instrumental in creating a space which would be able to capture future occupants' attention. AMP were able to successfully lease one of the suites to a tenant who have engaged Amicus to adapt the space for their needs. Amicus were able to deliver the suites to the clients brief and satisfaction despite some covid related interruptions.

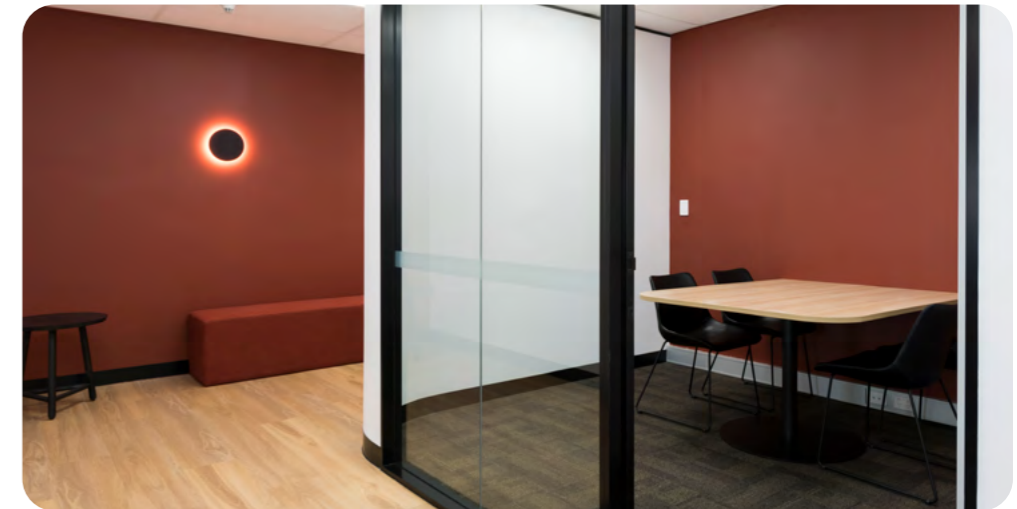


# Firmus



Industry: Real Estate  
Location: Brisbane, Queensland  
Size: 400 sqm

Amicus worked closely with the client to create a range of speculative fitout options to maximise new leasing opportunities. Each floor is distinct and features spaces for collaboration, focused work and private meetings while being styled to appeal to contemporary businesses. The workspaces are sophisticated, with touches of terrazzo detailing in the kitchen/breakout area. Pendant lighting and hanging planters create a comfortable and presentable ambiance for residents, and their future staff and clients.



# Contact Us



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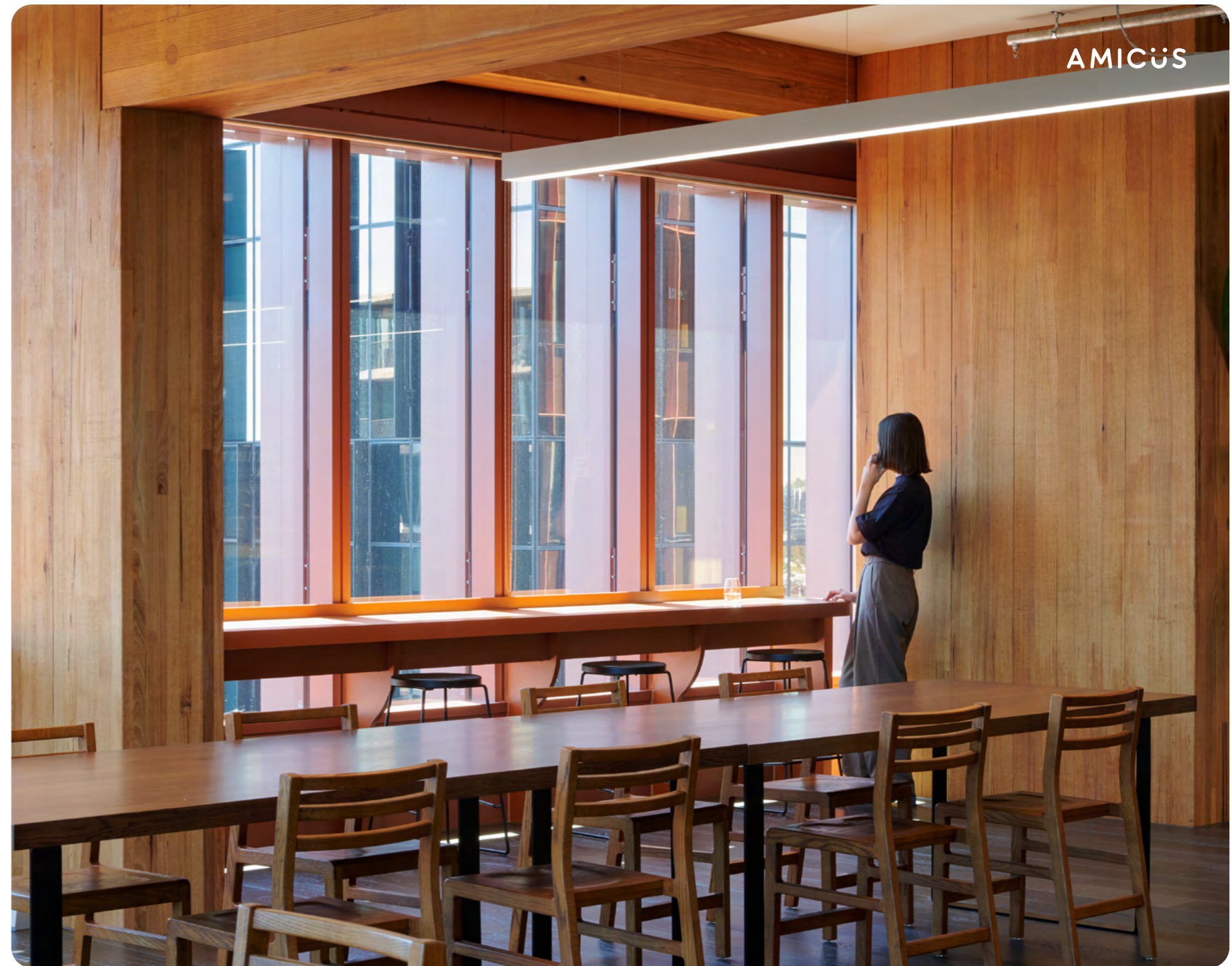
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# THANK YOU

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