

A photograph of a brick building with a modern concrete extension. The brick building has a curved corner and several large windows, some of which are illuminated from within. The concrete extension is taller and has a series of horizontal concrete bands. A street lamp is visible on the right side of the image, and a domed building is visible in the background.

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For over three decades, McGees Property has played a pivotal role in the journey of 93 Edward Street, one of Brisbane's most historically significant buildings. Our involvement began in 1990, managing the asset on behalf of new owners who acquired it for \$2.3 million from the Kytherian Association. At the time, the building was already 80 years old, strategically positioned on the corner of Edward and Mary Streets, making it a valuable investment.

Now in our 35th year of managing the property, we have navigated significant milestones, including heritage listing, transfer of development rights, and securing 9B classification for education use. When the original ownership group chose to realise their investment, McGees Property facilitated the sale and was subsequently reappointed by the new owner, marking the next chapter of its evolution.

As the surrounding precinct undergoes transformation with major developments such as The Queen's Wharf Brisbane and Waterfront Brisbane project, 93 Edward Street is positioned to benefit from increased activity and rising demand for premium space in Brisbane's CBD.



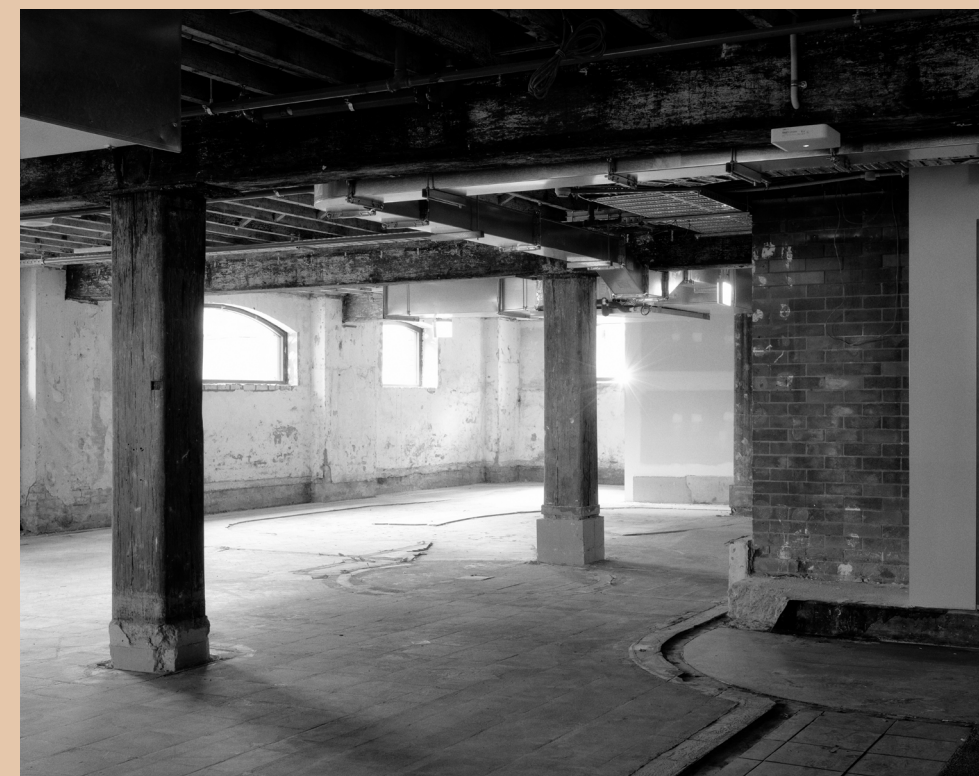
the History

Built in 1910, 93 Edward Street has stood as a testament to Brisbane's commercial evolution. Originally known as the Youngs Building, it was developed by Horris Edward Brouton Young and Charles Earnest Young, who purchased the site of the Commercial Hotel in 1909 for redevelopment. The result was a striking timber-frame brick warehouse, costing £16,000, rising three stories high with a four-storey corner section.

Over the decades, the building housed a diverse mix of tenants, including tobacco and cigar merchants, corporate offices, and education operators such as language schools. It was also home to Eckersley's, a well-known arts and crafts supply business. In more recent years, the Players Brisbane Club, later known as Universal Lounge, occupied the space, reflecting the evolving nature of the precinct.

Listed on the Queensland Heritage Register on 22 February 1995, the building is recognised for its contribution to the historical fabric of lower Edward Street, exemplifying early 20th-century commercial architecture.

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the Present

Today, 93 Edward Street represents a distinctive fusion of heritage charm and contemporary functionality. The property is now owned by Pellegrino Group Australia (PGA), following its acquisition from a privately operated investment group.

Managing an asset of this age presents both challenges and opportunities. From maintaining intricate historical features to overseeing modern refurbishments, McGees' role has been integral in preserving the building's legacy while enhancing its usability. Recent developments by the current landlord have included:

- Major refurbishments to lower ground, upper ground, second, and third floors
- High-grade office tenancies on the upper levels
- Upgraded external entry points aligned with a contemporary vision for the building

The building has also been home to a vibrant mix of tenants, each contributing to its character.



the Future

As one of Brisbane's iconic State Heritage Listed buildings, 93 Edward Street is entering an exciting new phase of redevelopment. The owners have ambitious plans to restore and enhance its historic charm while maximising its commercial potential.

Upcoming developments include:

A premium fine-dining establishment on the lower floors, strengthening its connection with the retail and hospitality scene. The long-term vision is to establish 93 Edward Street as a key destination within Brisbane's expanding food and beverage precinct, seamlessly integrating it into the city's evolving financial district. Positioned near the Eagle Street waterfront redevelopment, the property is set to attract high-calibre visitors who appreciate both history and contemporary elegance.

PGA remains committed to maintaining the building's original aesthetic while ensuring it meets the needs of today's businesses and patrons. By preserving its heritage and enhancing its functionality, the owners aim to celebrate the building's legacy while securing its place in Brisbane's future.

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From its origins in the early 1900s to its dynamic present and promising future, 93 Edward Street exemplifies the power of strategic asset management. McGees Property has been privileged to oversee its evolution, ensuring it remains a valued part of Brisbane's commercial landscape.

Our experience managing properties like 93 Edward Street underscores our ability to deliver long-term value for investors. Whether navigating heritage complexities, overseeing major refurbishments, or aligning assets with market trends, we provide grounded advice and targeted outcomes.

As Brisbane continues to grow and transform, 93 Edward Street stands as a beacon of resilience, adaptation, and opportunity, proof that history and progress can go hand in hand.

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