



The Entrepreneur and Innovation Centre (EIC) to be developed at Lot Fourteen, as viewed from the Adelaide Botanic Garden.
Design credit: Baukultur.



ENTREPRENEUR AND INNOVATION CENTRE

LOT -
FOUR
TEEN

 QUINTESSENTIAL
EQUITY

DEFINED BY INNOVATION

South Australia is fast gaining global recognition as a leading hi-tech centre, with a thriving skilled workforce supporting a strong and dynamic ecosystem of business, research and investors.

At Lot Fourteen we are unleashing the potential for entrepreneurship and innovation to drive the next generation of businesses and opportunities.

Acceleration of future industries and developments in new advancements will continue to grow the state's reputation as a hi-tech centre of excellence, building on the Hi-tech Sector Plan 2030, the strategic growth plans for the Defence and Space sectors and the EXCITE Science and Innovation Strategy including a dedicated Innovation and Translation Intermediaries initiative.

The flagship Entrepreneur and Innovation Centre (EIC) at Lot Fourteen will set the global pace, bringing together multidisciplinary innovation, collaboration and entrepreneurship and is specifically designed to suit the secure operating environment for defence, space, and hi-tech businesses, education and research institutions.

The EIC will be central to the innovation precinct and home to the \$20 million Innovation Hub funded by the Australian Government as part of the Adelaide City Deal. The Innovation Hub will enable joint research between the public sector, business and universities and will be dedicated to fostering idea exchange and accelerating commercialisation and business growth.

Tenants located in the EIC will join an impressive line-up of global defence, space and hi-tech organisations already collaborating at Lot Fourteen:

- Amazon Web Services
- Australian Cyber Collaboration Centre (A3C)
- Australian Institute for Machine Learning (The University of Adelaide)
- Australian Space Agency
- Australian Space Discovery Centre
- Defence and Space Landing Pad
- Google Cloud Services
- Mission Control Centre
- MIT bigdata Living Lab
- SmartSat CRC
- Stone & Chalk startup hub.



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Lot Fourteen is a magnet for investment, and high-growth industries. Defence, space, hi-tech and cyber security are taking an increasing interest in the precinct and we are continuing to capitalise on that opportunity with the Entrepreneur and Innovation Centre. This is the place where global hi-tech businesses want to be.

”
Hon. Steven Marshall (MP),
Premier of South Australia

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The Innovation Hub within the
Entrepreneur and Innovation Centre
Design credit: Baukultur.

POWERED BY COLLABORATION

Collaboration is at the core of the EIC. Located in the heart of Lot Fourteen overlooking the precinct central park and Adelaide Botanic Garden, this unique blend of purpose-built environment and a bold, enterprising community is where ideas and innovation will come to life and challenging problems of the future will be solved.

Consisting of commercial, research and networking spaces, the EIC will be perfectly positioned to leverage existing Lot Fourteen focus industry sectors where we have competitive advantage; space science and technology, cyber security, artificial intelligence, machine learning, quantum computing, data science and immersive technologies.

The EIC will be a globally recognised centre of excellence for science, technology and innovation.

A curated ecosystem of talented entrepreneurs, startups, incubators, scaleups, global companies, world-class researchers and leading government organisations.

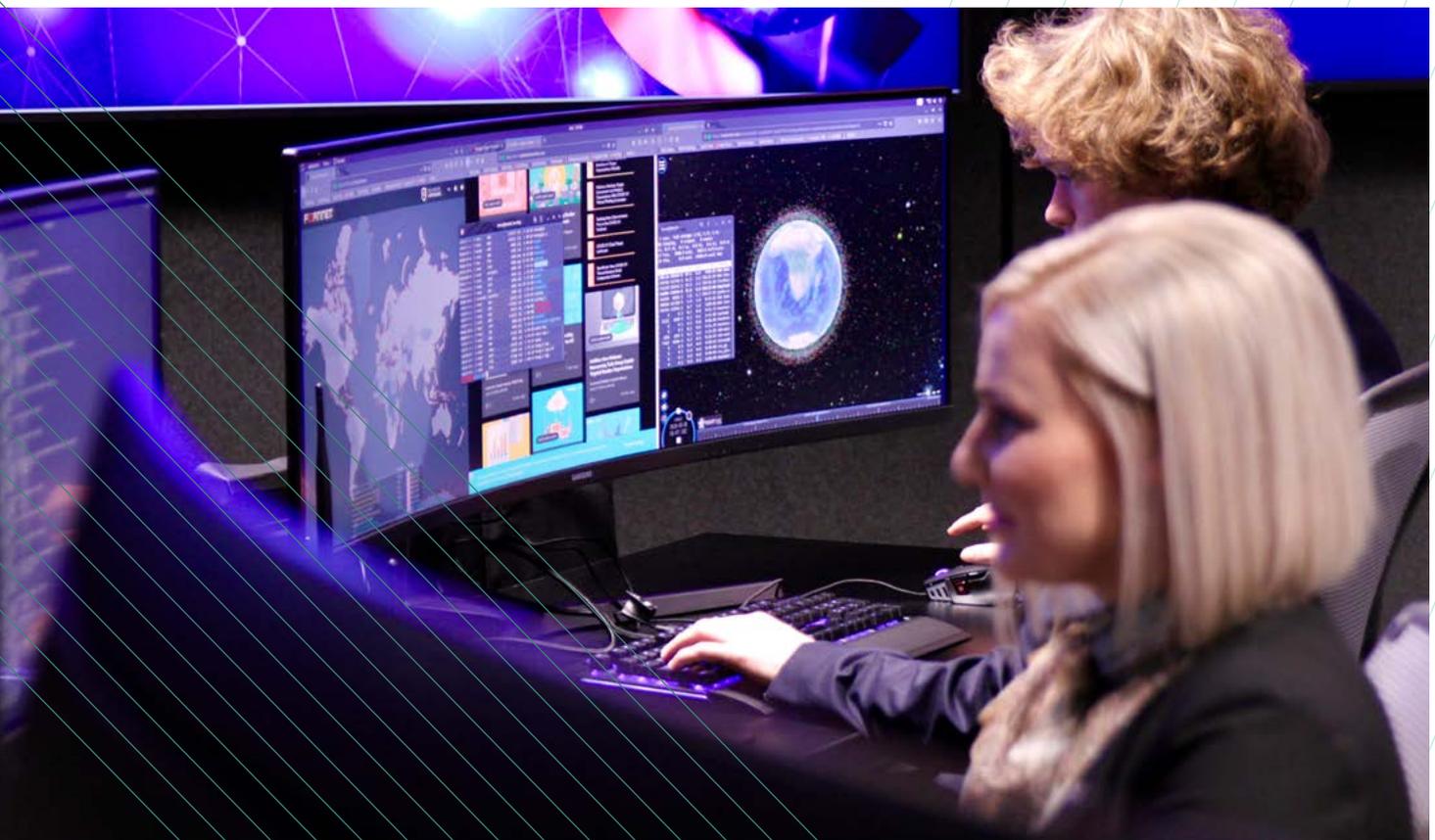
The EIC will uniquely enable multidisciplinary collaboration at all levels, bringing together the capabilities to deliver dynamic and effective industry value chains and innovation pathways that unlock solutions and deliver commercial advantage.

The EIC will offer precinct co-location with some of the world's leading data science capabilities and intelligence including MIT bigdata Living Lab, Amazon Web Services and Google Cloud Services.

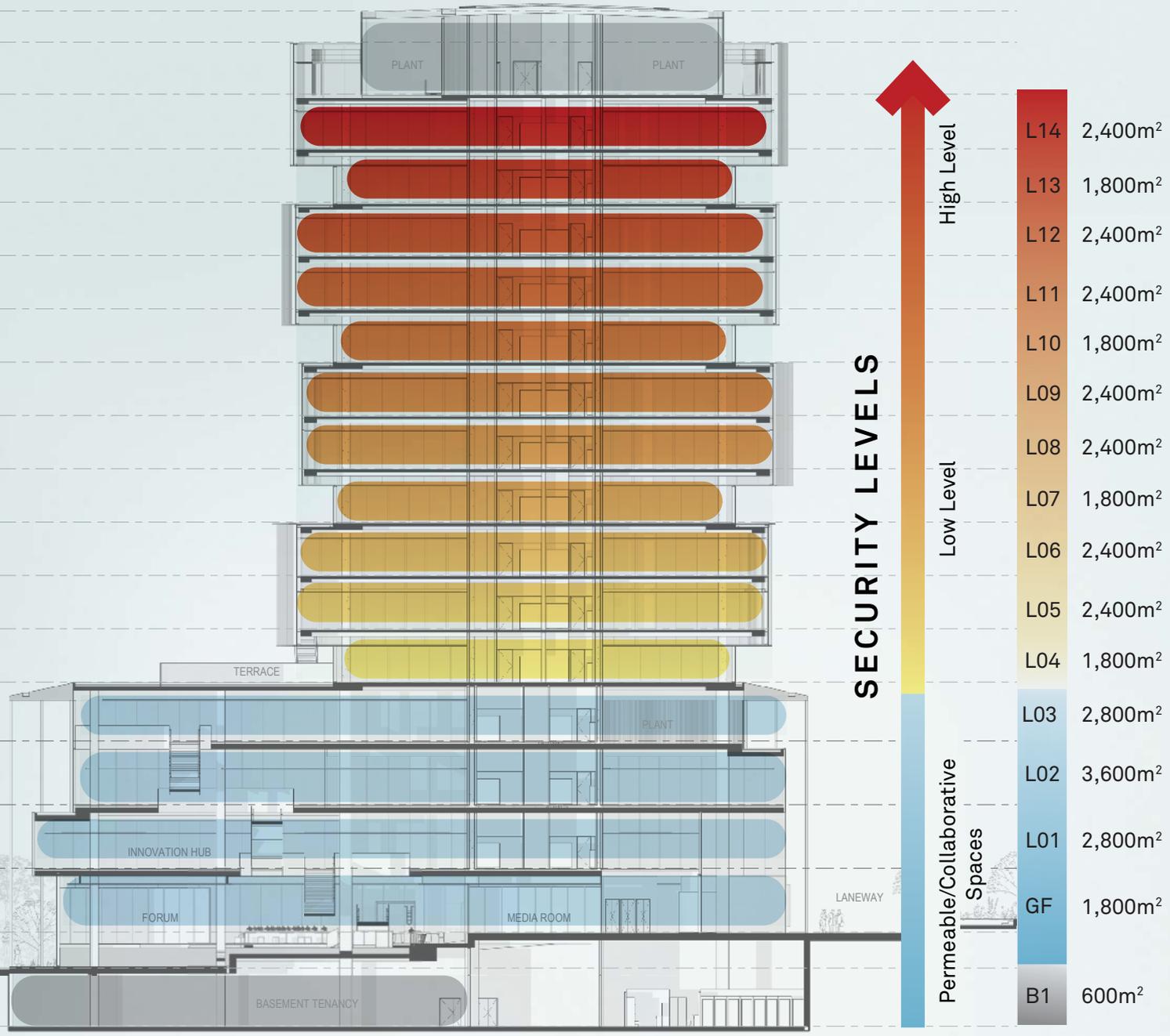
The EIC provides opportunity for internationally renowned research centres to co-locate for collaboration and partnership.

Connections will be enabled and fostered, supported by a curated precinct program of business, ecosystem and community events, making this a place where people truly want to work and spend time.

✓ Image courtesy of A3C



Proposed Entrepreneur and Innovation Centre stacking and security infrastructure plan



Floorspace is indicative Net Lettable Area (NLA)

DESIGNED FOR EXCELLENCE

The landmark circa \$400 million EIC at Lot Fourteen will be developed, owned and managed by property private equity company Quintessential Equity.

Quintessential Equity is wholly Australian owned and managed. They have transacted over \$900 million in property since 2010 and currently has \$545 million in property under management, and a pipeline of \$650 million in development.

Working closely with corporate and government clients, Quintessential Equity has a strong track record of delivering the next generation of buildings, including WorkSafe's Victoria headquarters in Geelong, the second office in the world to achieve Platinum Core & Shell WELL Building Certification focusing exclusively on health and wellness; and is currently building the City of Greater Geelong's new Civic Precinct.

This project and what it stands for is core to Quintessential Equity's



Entrepreneur and Innovation Centre tenant collaboration space. Design credit: Cox Architects.

development strategy, where creating spaces for collaboration and innovation is central, delivering an innovation hub that will attract and retain the best talent and be a platform for world leading businesses and practices.

The EIC will be a purpose built 16-storey, approximately 35,000 sqm facility with opportunity for a diverse range of collaboration and research

facilities that can include testing laboratories, developer spaces and secure facilities.

Working with protective security expertise, base building technology and high-level security control and classification infrastructure will be at the forefront of design to facilitate required levels of security resilience for tenants.

Project Timeline



For EIC tenancy enquiries please contact:

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This document is subject to change by the
Department of the Premier and Cabinet.

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Australian Government



Government
of South Australia